

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **856 0470 9769**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.



A G E N D A

OCONEE COUNTY COUNCIL MEETING

January 19, 2021

6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session *[Limited to a total of forty (40) minutes, four (4) minutes per person.]*

Council Member Comments

Moment of Silence

Invocation by County Council Chaplain

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

- January 5, 2021 Regular Minutes

Administrator Comments

Attorney Comments

OCCB FUNDING APPROVAL REQUESTS

Peggy Moore – 58.6 acres – Oconee County Conservation Bank Board Conservation Easement

OCCB unanimously approved on Tuesday, December 15, 2020 for Council to approve funding in the amount of \$10,000 for a conservation easement to Oconee Soil & Water Conservation District.

Public Hearings for the Following Ordinances

Ordinance 2020-23 "AN ORDINANCE GRANTING CERTAIN EASEMENT RIGHTS TO THE CITY OF SENECA AT THE SENECA RAIL PARK FOR THE PURPOSE OF

COUNCIL MEMBERS

John Elliott, Chair, District I Paul Cain, Vice-Chair, District III
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CONSTRUCTING, MAINTAINING, AND OPERATING PIPELINES, MANHOLES, AND RELATED ITEMS FOR THE PURPOSE OF CONVEYING POTABLE WATER, OR SANITARY SEWAGE / INDUSTRIAL WASTE; AND OTHER MATTERS RELATED THERETO.”

Third Reading of the Following Ordinances

Ordinance 2020-23 [see caption above]

Second Reading of the Following Ordinances

Ordinance 2020-24 “AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE REMOVAL OF “*DISTANCE REQUIREMENTS*” CURRENTLY FOUND AT SECTION 32-181 OF THE OCONEE COUNTY CODE OF ORDINANCES.”

Ordinance 2020-25 “AN ORDINANCE AUTHORIZING OCONEE COUNTY TO ENTER INTO AN ENERGY SAVINGS PERFORMANCE ARRANGEMENT, BETWEEN OCONEE COUNTY AND JOHNSON CONTROLS, INC., AND A RELATED LEASE PURCHASE ARRANGEMENT (NOT TO EXCEED \$3,400,000.00), BETWEEN OCONEE COUNTY AND ONE OR MORE LENDERS, EACH AS DESCRIBED IN SOUTH CAROLINA CODE ANNOTATED 11-27-110; AND OTHER RELATED MATTERS.”

First Reading of the Following Ordinances

Ordinance 2021-04 “AN ORDINANCE REQUIRING INDIVIDUALS TO WEAR FACE COVERINGS IN CERTAIN FACILITIES OWNED OR OPERATED BY OCONEE COUNTY (SUNSET PROVISION INCLUDED), AND OTHER MATTERS RELATED THERETO.”

Ordinance 2021-05 “AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF LAKE CORRIDOR SIGNAGE STANDARDS, AND OTHER MATTERS RELATED THERETO.”

Ordinance 2021-06 “AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF TRAFFIC CORRIDOR DESIGN STANDARDS, AND OTHER MATTERS RELATED THERETO.”

First & Final Reading for the Following Resolutions

[None Scheduled]

Discussion Regarding Action Items

Consignment & Wear Parts for the Oconee Quarry / Rock Quarry / \$ 99,000.00

Budget: \$99,000.00 / **Project Cost:** \$99,000.00 / **Balance:** \$0.00

On July 21, 2020 Council approved an estimated \$200,000.00 for the purchase of wear and consignment parts, as needed, for the Sandvik Mobile Crushing plant to Screen Tech, LLC. The Rock Quarry has spent, to date, \$86,355.93 with Screen Tech, LLC and \$14,579.46 with Sandvik for consignment and wear parts for a total amount of \$ 100,935.39.

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The support received from Screen Tech, LLC has not met the Rock Quarry's expectations or needs. Staff is requesting approval to purchase the needed wear and consignment parts from Sandvik Mining and Construction USA, LLC for the remainder of fiscal year 20-21.

The dollar amount requested is estimated due to not knowing what parts will be needed for the year.

It is the staff's recommendation that Council [1] approve the award for Sandvik wear and consignment parts, as needed, to Sandvik Mining and Construction USA, LLC in the estimated amount of \$99,000.00 for the remainder of FY 20-21 and [2] allow the Administrator to approve future year purchases directly from Sandvik Mining and Construction USA, LLC for service and sales; as long as, the amounts do not exceed amounts budgeted and approved by Council in future years for the Sandvik Mobile Crushing plant's repair parts.

Three (3) 2021 Ford F-250's with Utility Bodies / Roads & Bridges / \$128,475.00
Budget: \$185,933.59 / Project Cost: \$128,475.00 / Balance: \$57,458.59

This purchase is for three (3) 2021 Ford F-250 cab and chassis trucks with a Knapheide utility bodies for Roads and Bridges. They will be used in the daily operations of the Roads and Bridges Department. These trucks will be replacing a 2008 Ford F-150 (102.21), 2008 Ford F-250 (102.32) and 2006 Ford F-150 (102.38) which will be assigned to another department or sold as surplus via public auction or GovDeals. The Fleet Maintenance Director also approves this purchase.

SC State Contract Delivery Days After Receipt of Order states 180 days, therefore these vehicles will be delivered on or before July 19, 2021.

It is the staff's recommendation that Council approve the purchase of Three (3) Ford F-250's with utility beds to Dick Smith Ford, Inc. of Columbia, SC, in the amount of \$128,475.00, per State Contract.

Two (2) 2021 Ford Escape SUV's / Assessor / \$51,808.00
Budget: \$60,000.00 / Project Cost: \$ 51,808.00 / Balance: \$ 8,192.00

This purchase is for two (2) 2021 Ford Escape SUV's to be used by the Assessor's Office. They will be used by staff to inspect properties within Oconee County for property assessment purposes. Santee Automotive, LLC of Manning, SC was awarded SC State Contract # 4400022504 for Compact Crossover/Wagon, Gas/Electric Hybrid SUV's. The new vehicles will replace aging, high-mileage vehicles currently used by the Assessor's Office. The vehicles being replaced will be reassigned to another department or sold as surplus at a later date. The Fleet Maintenance Director also approves this purchase.

SC State Contract Delivery Days After Receipt of Order states 120 days, therefore these vehicles will be delivered on or before May 20, 2021.

It is the staff's recommendation that Council approve the purchase of two (2) Ford Escape SUV's from Santee Automotive, LLC of Manning, SC in the amount of \$51,808.00, per State Contract # 4400022504.

Two Dodge Durango PPV's / Sheriff's Office / \$61,080.00
Budget: \$74,827.22 / Project Cost: \$61,080.00 / Balance: \$13,747.22

The Fiscal year 2020-2021 Capital Replacement plan includes two (2) Dodge Durango Police Pursuit Vehicles for the Sheriff's Office.

The new vehicles will replace high-mileage vehicles or vehicles that have been involved in accidents and deemed a total loss. The high-mileage vehicles being replaced will be sold as surplus or replace older vehicles used in other County departments. The Fleet Maintenance Director also approves this purchase.

Performance Chrysler Dodge Jeep Ram of Clinton, NC was awarded SC State Contract # 4400024877 for Dodge

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Durango PPV SUV's. SC State Contract Delivery Days After Receipt of Order states 90-120 days, therefore these vehicles will be delivered on or before May 20, 2021.

It is the staff's recommendation that Council approve the purchase of two (2) Dodge Durango Police Pursuit SUV's to Performance Chrysler Dodge Jeep Ram of Clinton, NC, in the amount of \$61,080.00, per State Contract # 4400024877.

2021 Case 590SN 4WD Backhoe / Rock Quarry / \$105,659.07

Budget: \$105,659.07 / Project Cost: \$ 105,659.07 / Balance: \$0.00

This purchase is for a 2020 Case 590SN Backhoe that will be used to load small pickups and trailers, in a separate, safer, area from dump trucks and heavy equipment.

Due to recent fatal accidents in other quarries, MSHA recommends that quarries do not drive small vehicles in a large truck's potential path. Therefore, the Oconee County Rock Quarry is creating an area to load small pickups and trailers. This will keep them away from dump trucks and heavy equipment, which will provide a safer environment for the smaller vehicles.

It is the staff's recommendation that Council approve the use of fund balance for the purchase of a 2021 Case 590SN Loader Backhoe from Hill's Machinery of Greenville, SC in the amount of \$105,659.07, per State Contract # 4400020425.

Bountyland Substation / Emergency Services

On November 22, 2016 the County signed an agreement (Consensus Doc) with J. Davis Construction for the initial design development for the Oconee County Fire Services – Bountyland Substation; purchase order number 52579 was issued. This was awarded to J. Davis Construction under RFP 11-23, On-Call Design Build.

In March of 2017 it was decided that Facilities Maintenance would construct the Bountyland Substation and change order 1 to PO #52579 was issued to cancel the purchase order and pay expenses incurred to J. Davis Construction.

Staff proceeded with issuing purchase orders for materials to construct the building in-house. Roads and Bridges completed the majority of the site work and applied for the encroachment permit with SCDOT. The site distance was never verified and it is possible additional grading will be required to obtain the required site distance. If the proper site distance cannot be obtained, a flashing light will be required.

Early 2019, it was decided that the County would renovate a current structure, owned by the SDOC for the living quarters and a 2 bay garage would be built to house the equipment and fire trucks. Therefore, letters were issued in May 2019 canceling the purchase orders issued to vendors for materials for the in-house construction.

In October 2020, a decision was made to proceed with the Bountyland Substation project. Staff contacted J. Davis asking if they would consider picking back up where we left off when the project was canceled and J. Davis agreed. Since the project was started with J. Davis under RFP 11-23, On-Call Design Build and front end documents and costs have already been established, provided, and paid for, it is staff's recommendation to negotiate with J. Davis Construction to resume the agreement (Consensus Docs) and construct the building under the RFP 11-23, On Call Design Build.

Once a construction cost is established, staff will return to Council requesting approval for construction.

It is the staff's recommendation that Council approve moving forward with J. Davis Construction, Inc. of Westminster, SC for the construction of the Bountyland Substation.

Council Committee Reports

Planning & Economic Development / Mr. Cain.....[12.15.2020]

COUNCIL MEMBERS

- John Elliott, Chair, District I
- Paul Cain, Vice-Chair, District III
- Julian Davis, III, Chair Pro Tem, District IV
- Matthew Durham, District II
- Glenn Hart, District V

Board & Commission Appointments

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2021] appointment and/or reappointment as follows:

Aeronautics Commission

District II: 2 questionnaires on file; 1 requesting reappointment

District IV: 1 questionnaire requesting reappointment

District V: 1 questionnaire on file for this seat

At-Large: 2 questionnaires on file for seat; 1 requesting reappointment

Agricultural Advisory Board

District II: No questionnaire on file for this seat

District IV: 1 questionnaire on file for this seat

District V: 2 questionnaires on file for this seat; 1 requesting reappointment

At-Large: 1 questionnaire on file for this seat

Arts & Historical Commission

District II: No questionnaire on file for this seat

District IV: 1 questionnaire on file for this seat

Board of Zoning Appeals

District II: 1 questionnaire on file requesting reappointment

District IV: 1 questionnaire on file requesting reappointment

District V: No questionnaire on file for this seat

At-Large: No questionnaire on file for this seat

Library Board

6 At-Large seats: 5 questionnaires on file for these seats; 1 requesting reappointment

Planning Commission

District II: 1 questionnaire on file for this seat

District IV: 1 questionnaire on file requesting reappointment

District V: No questionnaire on file for this seat

At-Large: 2 questionnaires on file for this seat; 1 requesting reappointment

Executive Session

[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]

For the following purposes, as allowed for in § 30-4-70(a) of the South Carolina Code of Laws:

[1] Discussion regarding an Economic Development matter, Project Rise.

[2] Discuss personnel matter regarding County Administrator, including performance review.

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.

ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

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OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)



Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
Oconee County, South Carolina

Property Owner Name Peggy Moore

Property Owner Address 199 Twin Oaks Lane Westminster SC 29693

Eligible OCCB Recipient
Name and Address Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691

Property Owner Telephone Numbers Home: [REDACTED]
Cell: _____
Work: _____

Description & Size of Your Property in Acres:
The entire parcel is app 61.73 acres. 58.6 acres will be under easement. 50 in pasture 8.6 in forest

General Location of Your Property:
The property is located at 199 Twin Oaks Lane Westminster on hwy 24 in the farming community of Oakway SC. gps coordinates 34.6008 latitude -83.019 longitude

Oconee County Tax Map Number[s] *[required]* 290-00-04-010 290-00-04-029

Your Property's Unique Characteristics:
85 percent open pasture and grazing land used for cattle. The soils in this area have a .42 percentage of prime and state wide soils. The property meets the NRCS standard of of furthering state and local government policy consistent with NRCS ACEP (Agricultural Conservation Easement Program) Two streams with 1324 linear feet of flow.

THIS STATEMENT OF INTEREST, AS PRESENTED, REPRESENTS A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION. IN ADDITION, I HAVE RECEIVED AND READ BOTH THE "KNOW WHAT TO EXPECT" AND "PROCESS" FORMS ATTACHED TO THIS DOCUMENT.

10-27-20

Date

Peggy B. Moore

Signature of Landowner

Your signature acknowledges receipt of and a full understanding of the "Know What to Expect" [pg. 3] and the "Process" [pgs 4-5] Forms.



Completed Form to be forwarded to:

Oconee County Conservation Bank
Board c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or

via email: councilclerkinfo@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

What you need to know before you begin the process of having your property considered by the Oconee County Conservation Bank Board [OCCB]:

The Application will require the following to be provided by the property owner at their expense:

- An appraisal of the property
- May require surveys and additional professional work which the landowner is solely responsible to secure.
- The landowner will be required to sign that you understand that you are solely responsible for the costs of securing any work required to complete the application and that the OCCB is not responsible for such costs. [While each applicant may apply for a grant to cover, in whole or in part, the costs of such required work, the OCCB is under no obligation to approve any application.]

If the OCCB requires additional information it may include but is not limited to the following items:

- Detailed information about their property including deed and tax map references.
- Detailed information about their properties value which will require a detailed appraisal.
- May require and updated survey.
- Coordination with a non-profit managed to conserve land and similar resources or other eligible entity as described in the Oconee County ordinance creating the OCCB.
- Maps, photos and other documentation to support the conservation values of the land.

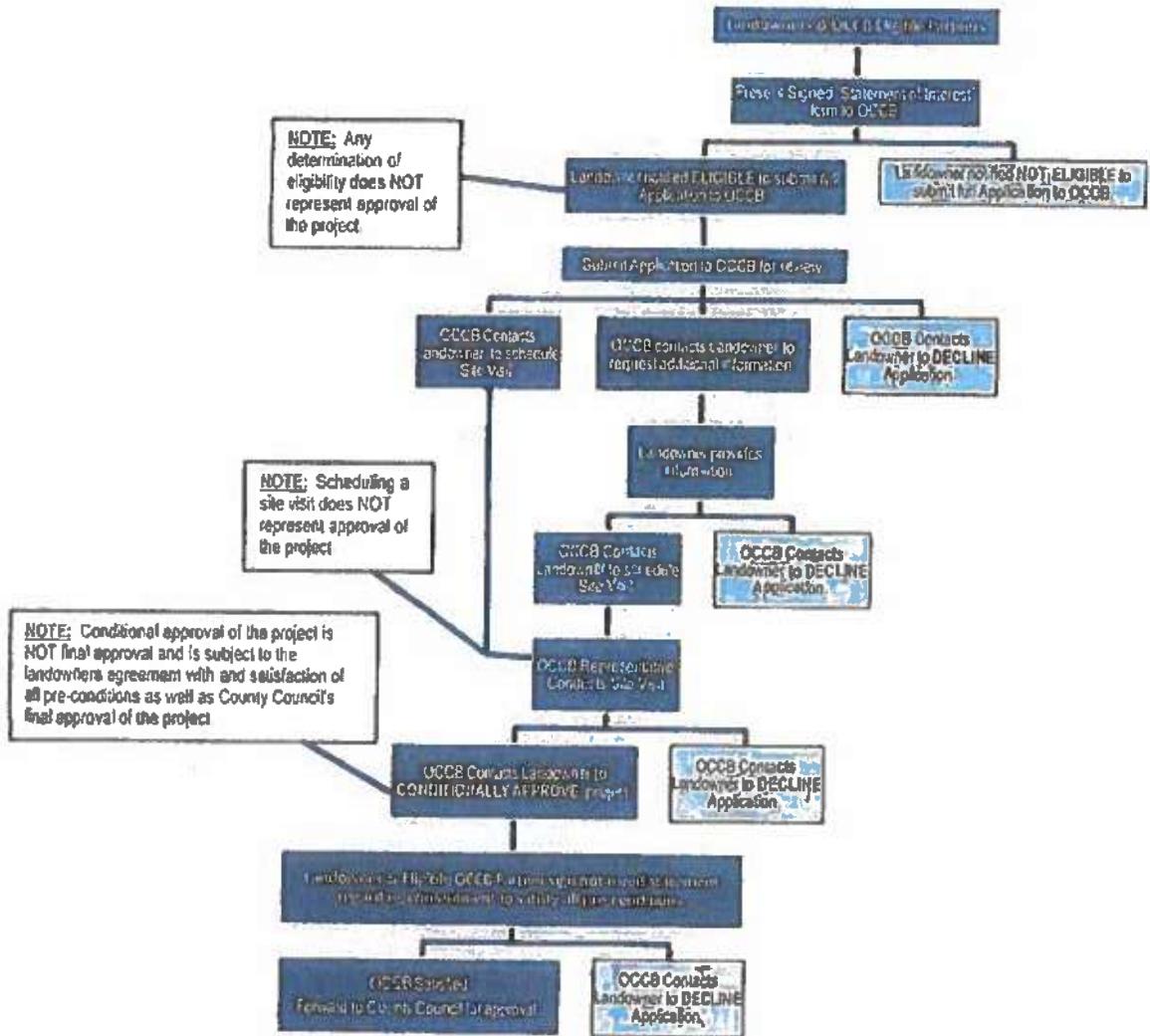
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

1. Landowner and their OCCB eligible "partner" (e.g. a non-profit managed to hold conservation lands, government body or other eligible entity) present a signed "Statement of Interest" form to the OCCB. Landowner will be notified if their property is eligible and to submit a full application to the OCCB. [NOTE: Any such determination of eligibility to apply does not represent approval of the project.]
2. Landowner and their OCCB eligible "partner" submit full application with substantiation to the OCCB for review.
OCCB contacts landowner to
 - (i) request additional information,
 - (ii) decline the application, or
 - (iii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
3. Landowner provides additional requested information, if necessary.
OCCB contacts landowner to
 - (i) decline the application, or
 - (ii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
4. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
After the site visits are completed, OCCB contacts the landowner to
 - (i) decline the application, or
 - (ii) conditionally approve the project. [NOTE: Conditional approval is not final approval and is subject to the landowner's agreement with and satisfaction of all pre-conditions as well as County Council's final approval of the project.]
5. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB's satisfaction that all pre-conditions have been met.
Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.

NOTE: Only Oconee County Council can finally approve any project and no project shall be considered approved or final until such final approval is granted. The landowner and eligible OCCB partner remain fully responsible for all expenses and costs associated with application to and interaction with the OCCB throughout the application process. The landowner and eligible OCCB partner will only be reimbursed for those expenses and costs associated with application to and interaction with the OCCB if such reimbursement is sought in the grant application and finally approved by the OCCB and Oconee County Council.





Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or

via email: councilclerkinfo@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name

 Peggy B Moore

Mailing Address:

199 Twin Oaks Lane

Twin Oaks Lane Westminster SC 29693

Daytime Telephones



Eligible OCCB Recipient Seeking Funding
(See Oconee County Ordinance 2011-16, Section II, G)

Name of Organization

Oconee Soil and Water Conservation District

Authorized Agent Name:

Eddie Martin

Mailing Address:

301 West South Broad Street
Walhalla SC 29691

Daytime Telephones

(864) 557 6168

II. Property Information

Legal Description

County: Oconee

Tax Map # 290 00 04 010 290 00 010 029

Assessor's Plat & Lot Numbers:

Deed Reference [Book & Page]

14-N pg 100

2573 pg 270-272

Current Zoning Classification

zone free

Location on County Map (attach copy as EXHIBIT A)

Brief description of property including:

a. Total Acres	58.6
b. Total Forested	8.6
c. Total Cleared / Open	50
d. Total Wetlands	zero
e. Creeks and/or Rivers	1324 linear feet of stream

Please include any surveys, USGS maps, directions, county locator map, or any other pertinent information.

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Peggy Moore

Address: 189 Twin Oaks Lane

Westminster SC 29693

Telephone Number [REDACTED]

Who is responsible for enforcing any conservation easements or other restrictions on this property?

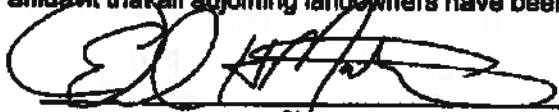
Name Oconee Soil and Water Conservation District

Address: 301 West South Broad Street
Wainana SC 29691

Telephone Number 864 557 6168

IV. Adjoining landowners.

Adjoining landowners must be notified of this grant request by Oconee County ordinance. Please attach an affidavit that all adjoining landowners have been notified. *Attached As Attachment A*



Signature of Eligible OCCB Recipient (Applicant)

10 22 20
Date

Section II
To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing:
(See Oconee County Ordinance 2011-18, Section VII)
- a. That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.
- yes no
- b. That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.
- yes no
2. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?
- yes no If yes, please explain below:

Community First Bank Westminster [REDACTED]

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

I, Peggy B. Moore, as the landowner or landowner's agent agree to allow inspection, or appraisal if necessary, of the property being presented to the OCCB Board for consideration. I agree to allow authorized or designated agent or staff to inspect this property as may be required. Reasonable notice of inspection will be given.

Peggy B. Moore
Signature of Landowner/Agent

10 23 20
Date

Section III
To be filled out by the Eligible OCCB Recipient seeking funding (Applicant)

Organization Name Oconee Soil and Water Conservation District

Address 301 West South Broad Street
Walhalla SC 29691

Daytime Telephones (864) 557 6168

Contact Person Eddie Martin

Organization EIN Number: 57 0369135

NOTE: You are required to attach certification that this is a charitable not-for-profit corporation or trust authorized to do business in this state; whose principal activity is the acquisition and management of land for conservation or historic purposes and which has tax-exempt status as a public charity under the Internal Revenue Code of 1986 or Certification that the applicant is an otherwise qualified entity under Oconee County Ordinance 2011-16, Section II and Section VII.

See Attachments B-1 through B-3

How will you be able to complete the project and acquire the interests in the proposed lands?

OSWCD has received confirmation from the South Carolina Conservation Bank and the Natural Resource Conservation Service that it has been approved for funding from each for this property. The funding request from OCCB will be used for procured costs for the landowner, Phase One assessment, survey, appraisal, stewardship fee and closing costs. The amount requested is \$10,000.00, less than 10% of the fair market value of the easement.

How many total acres of lands or projects have you preserved in this State? In this County?

OSWCD holds easements in Oconee county on 2739 acres privately held acres of farm and forest land and 160 flood pool easements on watershed lake flood control structures

Briefly describe the lands your organization has preserved in this State, and then County, including their size, location and method of preservation. Note: this section need not be complied with for specific preserved lands if the privacy or proprietary interests of the owners of such preserved lands would be violated.)

OSWCD has worked with private landowners for conservation planning since 1938. Their cooperators number approximately 655 landowners, municipalities, civic groups and other units of government. Easements held by OSWCD protect prime and statewide important soils, farmland and open space

Has the Eligible OCCB Recipient notified the owner of the land that is the subject of the potential OCCB grant of the following in writing? (See Oconee County Ordinance 2011-16, Section VII)
See Attachment C

a. That interests in land purchased with trust funds result in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or its assignees.

yes

b. That it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice. ~~See Attachment C~~

Note: Applications not having affirmation that the notice requirement of this section has been met will not be considered for funding requests.

Does the Eligible OCCB Recipient or the landowner have a general summarized land management plan for this proposal? If so, please attach.

yes no

Explain how the Eligible OCCB Recipient intends to enforce the easement restrictions on this proposal, if a conservation easement is proposed. Attach additional sheet if necessary.

Administrative and monitoring expenses are funded by a stewardship fee to be paid by the landowner to OSWCD at closing, as has been done by all former easement closings. Funds from this account would be used in the event the need arose to defend the easement. Constant monitoring allows OSWCD to prevent infractions and if any were to occur proper steps would be taken to bring the landowner into compliance.

Does the Eligible OCCB Recipient agree that OCCB funds may only be used for the acquisition of interests in land including closing costs and not for management, planning, staffing, or any costs not associated with the purchase of interests in lands?

yes no

Does the Eligible OCCB Recipient have reasonable documentation to support this request?
Please attach. See Attachment D

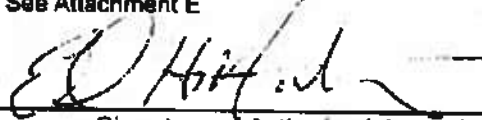
The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.
(See Ocala County Ordinance 2011-18, Section VII.B.1)

yes no

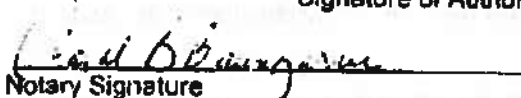
What is the amount of support sought for this proposal?

\$ 10,000 00

Explain how this proposal will satisfy the Criteria listed in Sections Four and Five of the ensuing pages. (Please attach a narrative of what your intended plans are and how you plan to accomplish them.) See Attachment E



Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)


Notary Signature

My commission expires: 3-27-23

Section IV
Conservation Criteria
Oconee County Ordinance 2011-16, Section VI
Information to be considered in filling out the application

1. Does the property contain or adjoin wetlands? Yes _____ No x _____
If yes, please attach certification by USACOE or NRCS.
2. Does the property contain or adjoin a USGS Blue Line Stream or Lake? no
If yes, please provide USGS topographic map showing such stream or lake in relation to property.
3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC. no
If yes, please provide evidence of such classification by SC DHEC.
4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species? yes
If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.
5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? yes Attached "D-1"
If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property of such habitat suitability.
6. Does the property currently contain special or concentrated biodiversity? no
If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such biodiversity on the property.
7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature? no
If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such geological feature on the property.

8. Does the property share a boundary with other Protected Land? For purposes of this question, "Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act.

(a) If yes, what percentage of a boundary is shared with such Protected Land?

_____ 1%-25%

_____ 26%-50%

_____ Greater than 50%

(b) If yes, please describe the Protected Land and present a legible map showing such Protected Land in relation to the property.

9. Does the property contain any of the following pre-historic or historic features or designations?
no

(a) Listing on the National Historic Register? If yes, please provide a letter or other evidence from the Department of the Interior demonstrating such listing.

(b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.

(c) Contains historic or pre-historic structures? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the structure(s) on the property.

(d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.

10. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina? no prime soils came to 42%
Attachment F is included for reference

(a) If yes, what percentage of the property contains soils classified as Prime or Important by the State of South Carolina?

_____ 50%-60%

_____ 61%-75%

_____ Greater than 75 %

(b) If yes, please provide a legible soil overlay map showing such Prime or Important soil types upon the property.

11. Has the property been Actively Farmed as defined under one of the following qualifications?

- yes (a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;
- (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing: Yes see attachments G-1 and G-2

- (a)^X ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.

13. Does the property provide a Scenic View to the public or help maintain the Scenic Nature of an area in the County? For purposes of this question, a Scenic View includes mountain, river, lake, forest, pasture, agricultural and other pastoral views which are viewable by the public from a public roadway or other publically accessible area. yes

If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View. Pasture and forest see attachment G-1 and G-2

14. Does the proposal for the conservation project on the Property allow... no

- (a) ...Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s).

If yes, please provide documentation supporting such Limited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public.

(b) ...Unlimited Access by the public to the property? For purposes of this question, Unlimited Access means any access which provides the public access to the property on a year round and continual basis and, additionally, requires that such access is (or will be) communicated to the public.

If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.

15. Is the property located in any one or more of the following locations? If yes, for each such location please provide an aerial map and supporting documentation which demonstrates such location in relation to the relevant municipality or other land.

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?
 - (b) Is the property located within 1 mile of a municipality?
 - (c) Is the property located from 2-5 miles of a municipality?
 - (d)X Is the property located greater than 5 miles from a municipality?
- See Attachment I

16. What is the approximate size (in acres) of the property? Please provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. 58.6 acres see attached tax maps and deeds

Section V - Financial Criteria
Oconee County Ordinance 2011-16 Section VI
Information to be considered in filling out the application

1. (a) What is the Total Market Value of the proposed conservation project? 146500.00
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.) See Attachment D

- (b) What is the amount of the grant requested from the OCCB? 10,000.00

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. (Divide Sum (b) by Sum (a) to Find Percentage)? .068 %

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
-

For any listed grant, contribution or gift, please provide evidence or a written pledge of such support from the relevant non-governmental party.

3. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost? Parcel:

 is available at a low cost per acre

x is available from a willing seller at a reasonable price

4. How does the proposal leverage OCCB funds by including funding or in-kind assets or services from other governmental sources?

Have matching funds of any kind or services-in-kind been applied for or received? Yes see attached letter of funding from SCCB and NRCS

Please explain and described the in-kind services or amount of financial support applied for or r received. Please also provide written documentation to support such application or receipt of such support.

5. Please describe any other financial advantage of the proposed conservation project which helps ensure that the project represents a good use of limited OCCB funds and/or provides a good return on investment for the citizens of Oconee County?

Please explain any other such financial advantage and provide documentation to support your answer to this question.

Be it known that I, Peggy B. Moore do attest that my farm located at 199 Twin Oaks Lane, Westminster SC has been used for the past two years in the raising of cattle and the production of hay. Twenty five grazing head of cattle were housed on the property for one quarter of the year. The remaining time frame allowed growth for the hay which allowed two separate harvests of approximately 480 square bales and 80 round bales. Due to the fact that the herd is in rebuild due to allowing the calves to get to market size there have been no sales of market cattle and the hay has been used for feeding purposes. Therefore we have not produced income nor filed an IRS schedule F for the last two years.

Peggy B. Moore

Peggy B. Moore

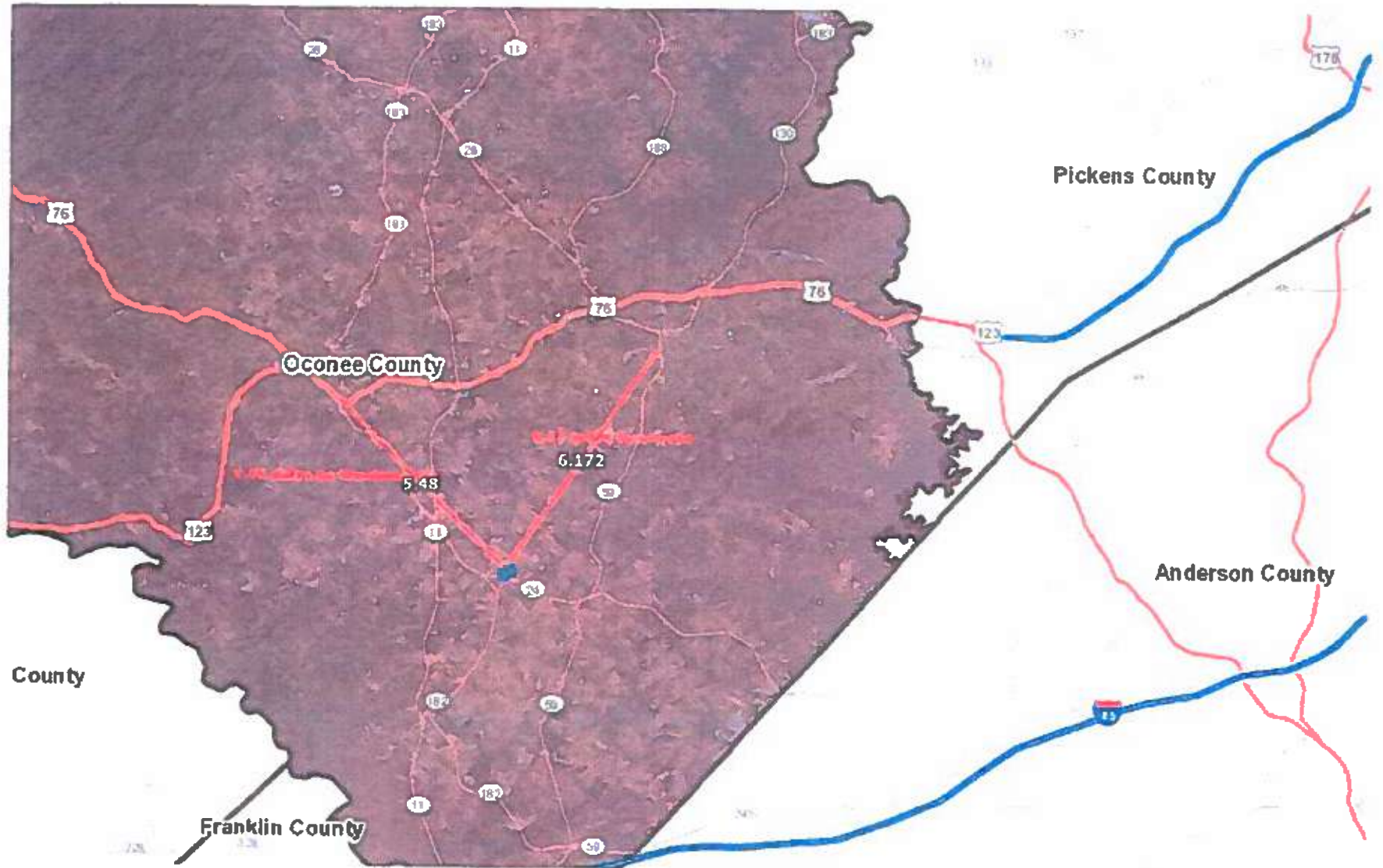
Sworn before me this ^{PBM} 29th day of ~~January, 2019~~ October, 2020

Darotaq. McAlister

Notary Public

My Commission Expires: 04-10-2030


EXHIBIT A



Attachment A


Pursuant to SC Code Sec. 48-59-70, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the SCCB for the Peggy B. Moore Project. We have further informed them that the application may be considered at the Public Meeting to be held prior to Oct. 2020. We have informed each adjoining landowner that they should contact the Executive Director of the SCCB, for further information about when the application will be considered for funding and to express any concerns that they may have about the proposal.

Also, pursuant to SC Code Sec. 48-59-70, B-1, B-2, we, the Oconee County Soil and Water Conservation District Board, have notified all owners of the land that is the subject of the trust fund grant or loan of the enclosed application as of October 20, 2020.



Eddie Martin, District Manager
Oconee County Soil and Water Conservation District

Sworn before me this 23rd day of October, 2020.



Notary Public

My Commission Expires: 5/2/2024



Attachment B1
part I

South Carolina Soil Conservation Committee

SC-C13

**APPLICATION FOR CERTIFICATE OF ORGANIZATION
OF OCONEE SOIL CONSERVATION DISTRICT**

Honorable Oscar Frank Thornton
Secretary of State
Columbia, South Carolina

The undersigned supervisors of the Oconee Soil Conservation District respectfully represent:

1. That pursuant to the provisions of the South Carolina Soil Conservation Districts Law (#182 of 1937 S. C. General Assembly, and as amended by Act 812, 1946 S. C. General Assembly, and as amended by Resolutions R.474 and R.492 of the 1951 General Assembly, signed by the Governor May 24, 1951) a petition for the subdivision of the Upper Savannah Soil Conservation District and for the creation of the Oconee Soil Conservation District was filed with the State Soil Conservation Committee; and that proceedings specified in the said Act were taken pursuant to the said petition as more fully appears in the Statement by the State Soil Conservation Committee hereto attached and made a part of this application; that this application is being filed in order to complete the organization of the said district as a governmental subdivision and public body, corporate and politic, as provided by the said act; and that the State Soil Conservation Committee has appointed the undersigned as supervisors of the said Soil Conservation District.

2. That the names and official residences of the undersigned supervisors are as follows:

J. R. Nicholson, Westminster, South Carolina
R. A. Reeves, Seneca, South Carolina

That certified copies of the appointments of the said supervisors, evidencing their right to office are submitted herewith.

3. That the supervisors, J. R. Nicholson and R. A. Reeves, have been appointed for the terms of two years and one year, respectively, from the dates of their respective appointments.

4. That the name which is proposed for the said district is the Oconee Soil Conservation District.

5. That the principal office of the supervisors of the said district is located at Walhalla, South Carolina.

South Carolina Soil Conservation Committee

SC-C13

-2-

Wherefore, the undersigned supervisors of the said District respectfully request that the Secretary of State make and issue to the undersigned supervisors a certificate, under the seal of the State, of the due organization of the said Oconee Soil Conservation District.

[Faint, illegible text and markings]

STATE OF South Carolina
COUNTY OF Oconee

I, Bruce M. Latham, a Notary Public in and for the county and State aforesaid do certify that J. B. Nicholson and R. S. Reeves, whose names are signed to the foregoing applications, are personally known to me and known by me to be the officers as affirmed therein, and that each has subscribed hereto in my presence. Given under my hand and seal this 27 day of September 1951.

Bruce M. Latham
Notary Public for the State
of South Carolina

Attachment B 2

South Carolina Soil Conservation Committee

SC-615

OFFICE OF THE STATE SOIL CONSERVATION COMMITTEE
DENMARK, SOUTH CAROLINA

IN THE MATTER OF THE ORGANIZATION
OF THE OCOONEE SOIL CONSERVATION
DISTRICT

STATEMENT BY THE STATE
SOIL CONSERVATION
COMMITTEE

TO ALL TO WHOM THESE PRESENT SHALL COME, GREETINGS,

Be it known that on the 23rd day of April, 1951, a petition for the subdivision of the Upper Savannah Soil Conservation District and the creation of the Ocoonee Soil Conservation District, signed by a majority of the Board of Supervisors of the Upper Savannah Soil Conservation District was duly filed in the office of the State Soil Conservation Committee pursuant to the provisions of the Amendment to the State Soil Conservation Districts Law, Act 812, 1946,

That on the 21st day of May, 1951, in Room 123, Long Hall, Clemson, South Carolina, public hearing was held after due notice of the said hearing had been given as required by law;

That on the 6th day of July, 1951, the State Soil Conservation Committee did duly determine that there is need in the interest of the public health, safety and welfare, for a soil conservation district to function in the proposed territory, and did define the boundaries thereof, and that the operation of the said district to be administratively practicable and feasible;

That the boundaries of the said district were defined by the State Soil Conservation Committee as follows;

The Ocoonee Soil Conservation District will include all the lands lying within the county of Ocoonee, boundaries as fixed by law.

IN WITNESS WHEREOF, the State Soil Conservation Committee has caused these presents to be executed by its secretary under the seal of the Committee this 7th day of July, 1951.


Acting Executive Secretary
S. C. Soil Conservation Committee

STATE OF SOUTH CAROLINA

IVE DEPARTMENT

BY THE SECRETARY OF STATE

I, Oscar Frank Thornton, Secretary of State of the State of South Carolina, by virtue of the authority in me vested by Act No. 182, Acts of the General Assembly at the 1937 Session, amended by Act 812 of the 1946 South Carolina General Assembly, and amended by Resolutions R.474 and R.492 of the 1951 General Assembly, signed by the Governor May 24, 1951, hereby certify that the Oconee Soil Conservation District has been duly organized under the provisions of the aforesaid mentioned Act, and that said District is authorized to carry out the provisions of the said Act.

Given under my hand and the
Great Seal of the State, at
Columbia, the 18 day of
October, A.D.,
1951.

Oscar Frank Thornton
Oscar Frank Thornton
Secretary of State

Attachment B-3
South Carolina Department of
Natural Resources



DNR

Alvin A. Taylor
Director

Ken Rentiers
Deputy Director
Land, Water and Conservation

MEMORANDUM

TO: Whom It May Concern

FROM: Marc Cribb
Program Manager
Conservation Districts

SUBJECT: Charitable Contributions and Gifts

Corporations and individuals may make charitable contributions and gifts to the State or any political subdivision of the State pursuant to Section 170 of the United States Internal Revenue Code which was adopted (at least as to charitable gifts) by the South Carolina Legislature.

Section 170 allows as a deduction any charitable contribution. With respect to corporations, the total deduction for any taxable year shall not exceed 10 percent of the corporation's taxable income. A charitable contribution means, among other things a contribution or gift to or for the use of (1) A State, or any political subdivision of a (a State) ... but only if the contribution or gift is made for exclusively public purposes.

According to S. C. Code Ann. Section 48-9-30 (1), a District or a soil and water conservation district means a governmental subdivision of this State, a public body corporate and politic.

Based upon these statutes, corporations may make tax-deductible charitable contributions to soil and water conservation districts or other political subdivisions of the State.

Rambert C. Dennis Building • 1000 Assembly St • P.O. Box 167 • Columbia, S.C. 29202

EQUAL OPPORTUNITY AGENCY

www.dnr.sc.gov

PRINTED ON RECYCLED PAPER A small recycling symbol consisting of three chasing arrows forming a triangle.

Attachment C



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Alexander P. Ramsay, Chairman
Lee Keese, Vice-Chairman
Bob Winchester, Secretary-Treasurer
L.J. Jones Carol Hendrix

January 9, 2019

Peggy B Moore
199 Twin Oaks Lane
Westminster SC 29693

Dear Ms. Moore

Pursuant to Section 48-59-70(B) of the South Carolina Conservation Bank Act, we hereby notify you that

(1) Interests in land purchased with trust funds from the Conservation Bank result in a permanent conveyance of such interests from you to the eligible fund recipient or its assignees.

(2) It may be in your interest to retain independent legal counsel, appraisals and other professional advice.

It has been a pleasure working with you on the application.

Very truly yours,

Rex Ramsay
Chairman

I acknowledge receipt of this notification today

Peggy B. Moore

Sworn before me this 18th day of January 2019

Carolina Isidor

My commission expires July 2, 2025



Attachment D



July 27, 2020

Mrs. Peggy E Moore
USDA NRCS Oconee
The South Carolina Conservation Bank

Re: Preliminary conservation easement value estimate, 58.6 +/- acres of pasture in Oconee County, SC

Dear Mrs. Moore:

I have taken a preliminary look at comparable market sales and comparable easement sales to estimate values for the proposed conservation easement for planning purposes. I based the calculations on the ERPP conservation easement appraisal report I completed for the property on June 1, 2018. My original report had a market value of \$4,500 per acre and a constrained value of \$2,000 per acre, a difference of \$2,500 per acre. The original appraisal was for a 32.55-acre tract, the subject has since been expanded to 58.6 acres. The additional property is identical in land use and topography to the original tract, therefore it is my opinion that the difference in value between market value and constrained value would not change assuming no market changes. To check for obvious changes in the market, I analyzed 225 land sales in Oconee County between 2015 and the present:



57 34 5 433
Appraisal Date: 06/01/2018
Appraisal #: 22007107
Appraiser: [illegible]

This analysis indicates very little change in aggregate Oconee County land values between 2018 and the present; therefore, considering the analysis in my June 1, 2018 appraisal report, it is my *preliminary* opinion that the value loss per acre in the subject property would not change, and would remain in the range of \$2,500 per acre, for an easement value of approximately \$146,500. This value assumes the same loss of rights outlined in the 2018 appraisal.

My analysis is preliminary and subject to change. This per acre value and the value above do not constitute appraisals under USPAP guidelines.

If you have any questions, please do not hesitate to call. I appreciate your business.

Sincerely,
HOLSTEIN APPRAISALS



Richard H. Holstein, IV, P.E.
Certified General Appraiser
GA 345673 | SC 5509 | NC A7477
VA 4001017812 | FL RZ4049 | LA G4478

Attachment E

Satisfaction criteria for Sections Four, Five and Six OCCB Application

By holding an easement on this property OSWCD will be able to protect the natural aspects of this parcel while also preserving the ability for it to remain farmland in its current state. The property has prime and statewide soils, is used for pasture and timberland, and is in the southern part of Oconee County, a location that has been repeatedly targeted for development by real estate and industry interests because of its flat and easily grade-able characteristics. Due to this being a working farm and the intent is for it to remain that way, and due to bio-hazard concerns within the farming production community, public access has not been considered. Public benefit is to be derived by preserving production farmland into perpetuity and providing viewshed opportunities lacking in developed areas.

We plan to accomplish the above by working in partnership with the landowner as we have done on all our acreage parcels to protect this valuable parcel into perpetuity by monitoring and support of the deed restrictions that will be placed upon the parcel at closing.

Attachment D-1

The Moore property is located on Hwy 24 approximately 6 miles southeast of Westminster in Oconee County, SC. The property lies in close proximity to some other protected parcels that are owned privately and located in an area of concern for farmland and open space as designated by Oconee Soil and Water Conservation District. The property is open pasture with a parcel of woodland forest and stream bank vegetation and managed for cattle and wildlife plantings and habitat. Mrs. Moore has completed an NRSC Environmental Quality Incentive Program project for wildlife planting in the forested and stream areas and is currently enrolled in the Conservation Stewardship Program managing invasive weed and woody stem in the pasture areas.

The forested acres are typical of the wooded pine and hardwood areas of southern Oconee County. The timber is mature in this stand and suitable habitat for the Eastern Bluebird, Tri Colored Bat, Golden Winged Warbler, Southern Pygmy Shrew and the Southern Wood Frog which is only located in the northern areas of South Carolina. The wildlife planting areas are suitable cover for migrating Monarch Butterflies and other pollinators, migratory and otherwise. The above mentioned species are all tabulated on the South Carolina DNR Oconee Rare, Threatened and Endangered Species list. The area included in this parcel provides adequate habitat for these and other less threatened native species.

R. Jason Davis

Soil Conservation Technician

USDA-NRCS Waltham, SC

jason.davis@usda.gov

864-638-1004 office

Attachment F

 **Public.net** Oconee County, SC



Overview

Legend

- Parcels
- Roads
- Roads

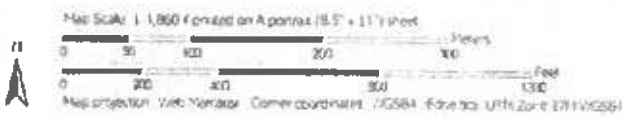
© 2011 Public.net
All rights reserved. 2011-11-15 10:00 AM

Public.net

Farmland Classification—Doonee County Area, South Carolina



Soil Map may not be valid at this scale.



Farmland Classification—Oconee County Area, South Carolina

MAP LEGEND

<p>Area of Interest (AOI) Area of Interest (AOI)</p> <p>Soils Soil Rating Polygons</p> <p><input type="checkbox"/> Not prime farmland</p> <p><input type="checkbox"/> All areas are prime farmland</p> <p><input type="checkbox"/> Prime farmland if drained</p> <p><input type="checkbox"/> Prime farmland if protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Prime farmland if irrigated</p> <p><input type="checkbox"/> Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Prime farmland if irrigated and drained</p> <p><input type="checkbox"/> Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season</p>	<p><input type="checkbox"/> Prime farmland if submitted, completely removing the root inhibiting soil layer</p> <p><input type="checkbox"/> Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> <p><input type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium</p> <p><input type="checkbox"/> Farmland of statewide importance</p> <p><input type="checkbox"/> Farmland of statewide importance, if drained</p> <p><input type="checkbox"/> Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated</p>	<p><input type="checkbox"/> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and drained</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if subsided completely removing the root inhibiting soil layer</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p>	<p><input type="checkbox"/> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> <p><input type="checkbox"/> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if warm enough</p> <p><input type="checkbox"/> Farmland of statewide importance, if showed</p> <p><input type="checkbox"/> Farmland of local importance</p> <p><input type="checkbox"/> Farmland of unique importance</p> <p><input type="checkbox"/> Not rated or not available</p> <p>Soil Rating Lines</p> <p>~ Not prime farmland</p> <p>• • All areas are prime farmland</p> <p>~ Prime farmland if drained</p> <p>• • Prime farmland if protected from flooding or not frequently flooded during the growing season</p> <p>• • Prime farmland if irrigated</p> <p>• • Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season</p> <p>• • Prime farmland if irrigated and drained</p> <p>• • Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season</p>
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Farmland Classification—Oconee County Area, South Carolina

<ul style="list-style-type: none"> <input type="checkbox"/> Prime farmland if subsoiled, completely removing the root exhibiting soil layer <input type="checkbox"/> Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 <input checked="" type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Farmland of statewide importance <input checked="" type="checkbox"/> Farmland of statewide importance if drained <input checked="" type="checkbox"/> Farmland of statewide importance if protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance if irrigated 	<ul style="list-style-type: none"> <input type="checkbox"/> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season <input checked="" type="checkbox"/> Farmland of statewide importance if irrigated and drained <input checked="" type="checkbox"/> Farmland of statewide importance if irrigated and either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance if subsoiled completely removing the root exhibiting soil layer <input type="checkbox"/> Farmland of statewide importance if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 	<ul style="list-style-type: none"> <input type="checkbox"/> Farmland of statewide importance if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Farmland of statewide importance if drained or either protected from flooding or not frequently flooded during the growing season <input checked="" type="checkbox"/> Farmland of statewide importance if warm enough and either drained or either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance if warm enough <input type="checkbox"/> Farmland of statewide importance if irrigated <input type="checkbox"/> Farmland of local importance <input type="checkbox"/> Farmland of local importance if irrigated 	<ul style="list-style-type: none"> <input type="checkbox"/> Farmland of unique importance <input type="checkbox"/> Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not prime farmland <input type="checkbox"/> All areas are prime farmland <input checked="" type="checkbox"/> Prime farmland if drained <input type="checkbox"/> Prime farmland if protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Prime farmland if irrigated <input type="checkbox"/> Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Prime farmland if irrigated and drained <input type="checkbox"/> Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season 	<ul style="list-style-type: none"> <input type="checkbox"/> Prime farmland if subsoiled, completely removing the root exhibiting soil layer <input type="checkbox"/> Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 <input checked="" type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Farmland of statewide importance <input type="checkbox"/> Farmland of statewide importance, if drained <input type="checkbox"/> Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance if irrigated
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Fairland Classification—Oconee County Area, South Carolina

<input type="checkbox"/> Fairland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	<input type="checkbox"/> Fairland of statewide importance, if irrigated and reclaimed of excess salts and sodness	<input type="checkbox"/> Fairland of unique importance <input type="checkbox"/> Not rated or not available	The soil surveys that comprise your AOI were mapped at 1:20,000.
<input checked="" type="checkbox"/> Fairland of statewide importance, if irrigated and drained	<input type="checkbox"/> Fairland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Water Features Streams and Canals	Warning Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
<input checked="" type="checkbox"/> Fairland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	<input checked="" type="checkbox"/> Fairland of statewide importance, if warm enough and either drained or either protected from flooding or not frequently flooded during the growing season	Transportation ———— Rails ~~~~~ Interstate Highways	Please rely on the bar scale on each map sheet for map measurements.
<input type="checkbox"/> Fairland of statewide importance, if subsoiled completely removing the root inhibiting soil layer	<input type="checkbox"/> Fairland of statewide importance, if warm enough	US Routes Major Roads Local Roads	Source of Map Natural Resources Conservation Service Web Soil Survey URL Coordinate System Web Mercator (EPSG:3857)
<input type="checkbox"/> Fairland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	<input type="checkbox"/> Fairland of statewide importance, if thawed	Background Aerial Photography	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
	<input type="checkbox"/> Fairland of local importance		This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
	<input type="checkbox"/> Fairland of local importance, if irrigated		Soil Survey Area Oconee County Area, South Carolina Survey Area Date Version 19, Sep 16, 2019
			Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
			Date(s) aerial images were photographed Jun 7, 2016—Mar 15, 2017
			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ApC2	Appling sandy loam 6 to 10 percent slopes eroded	Farmland of statewide importance	0.7	1.2%
CcC3	Cecil clay loam 6 to 10 percent slopes severely eroded	Not prime farmland	11.5	19.6%
CcD3	Cecil clay loam 10 to 15 percent slopes severely eroded	Not prime farmland	2.2	3.8%
Gh	Gulled land hilly	Not prime farmland	1.6	3.3%
LcE3	Lloyd clay loam 15 to 35 percent slopes severely eroded	Not prime farmland	6.2	10.6%
LdB2	Lloyd sandy loam 2 to 6 percent slopes eroded	All areas are prime farmland	3.8	6.6%
LdC2	Lloyd sandy loam 6 to 10 percent slopes eroded	Farmland of statewide importance	17.2	29.4%
LdE2	Lloyd sandy loam 15 to 25 percent slopes eroded	Not prime farmland	6.8	11.7%
Lo	Local alluvial land	Prime farmland if protected from flooding or not frequently flooded during the growing season	3.1	5.3%
WoD2	Worsham sandy loam 8 to 15 percent slopes eroded	Not prime farmland	4.9	8.4%
Totals for Area of Interest			58.4	100.0%

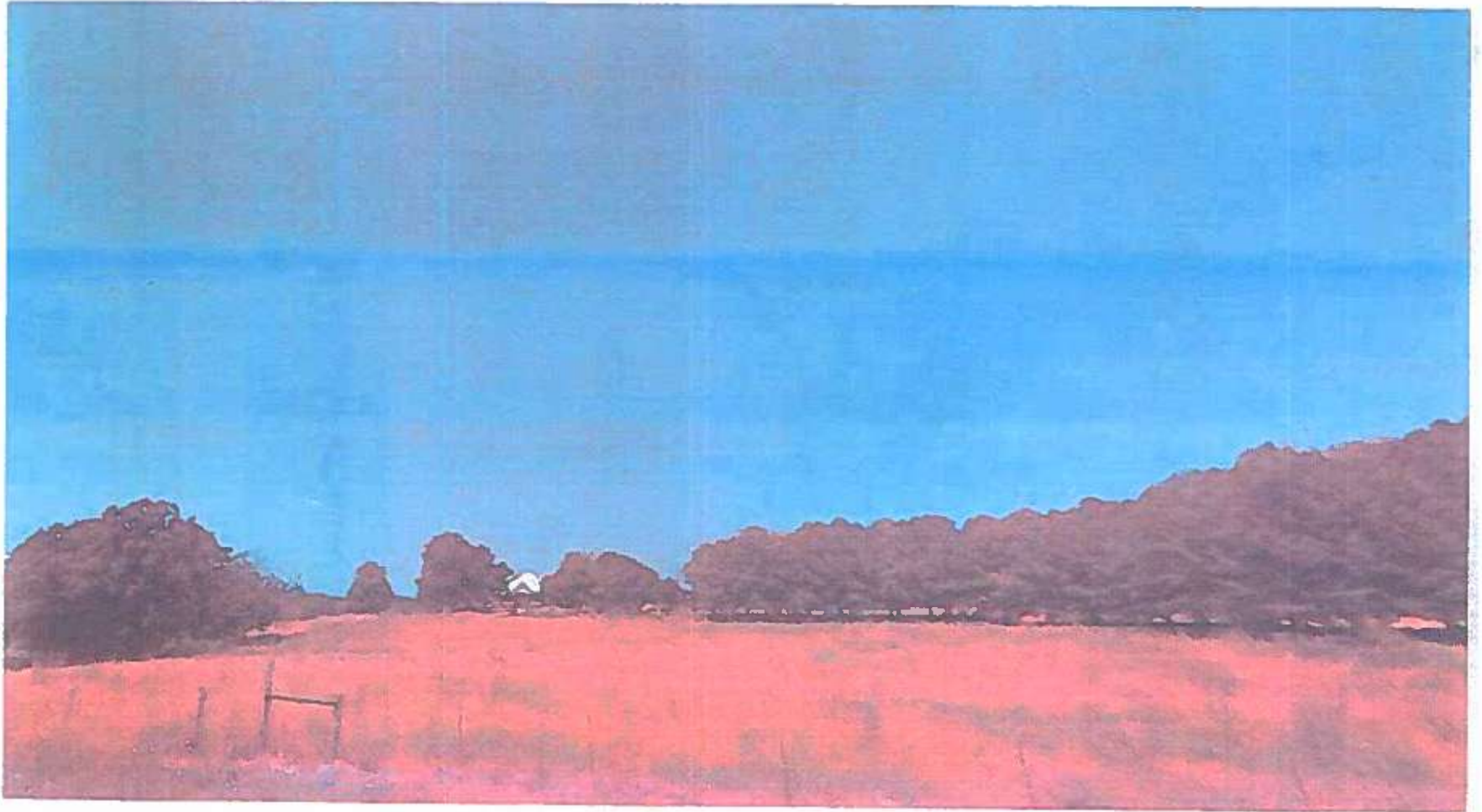
Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

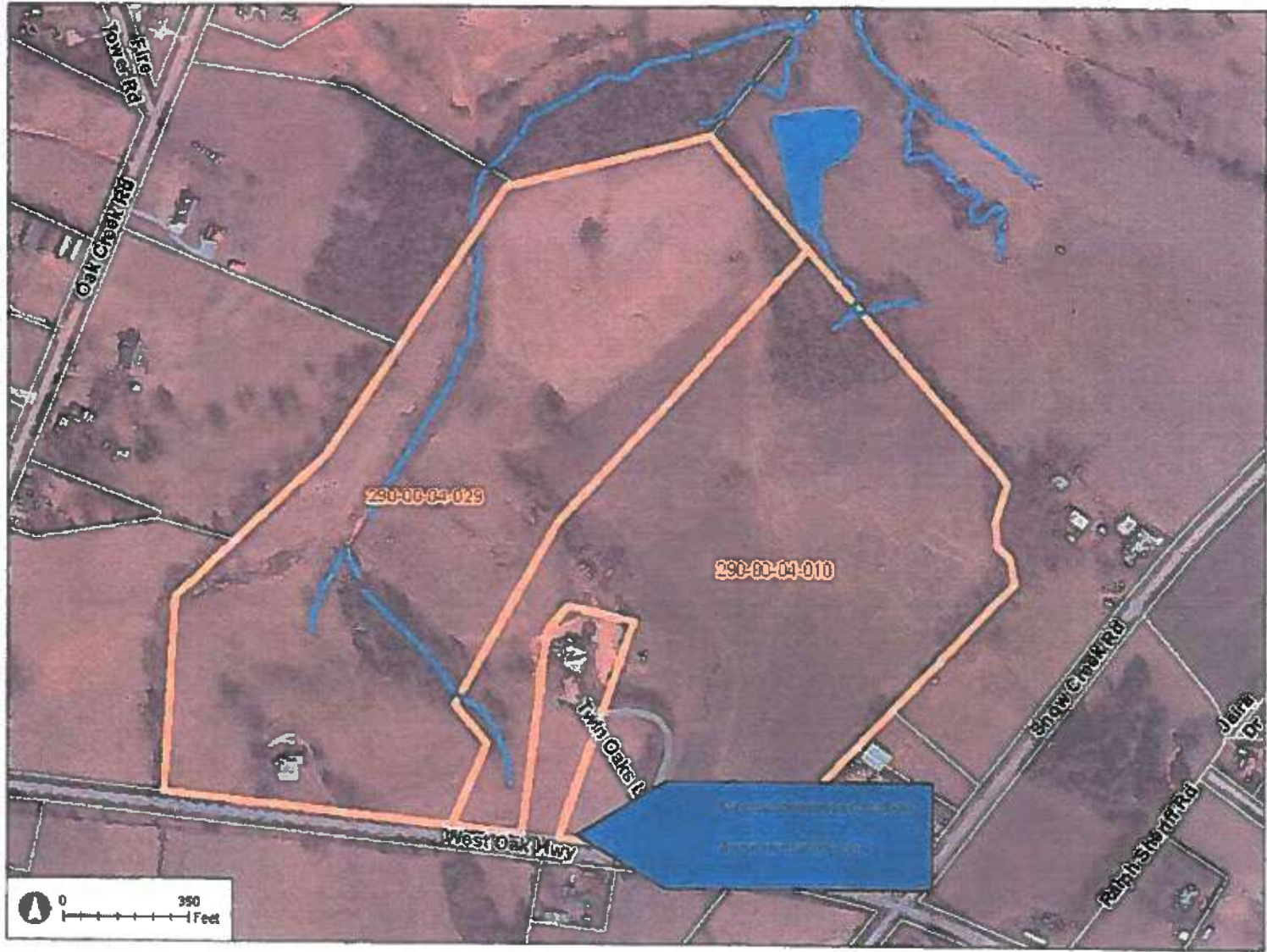
Attachment 61



1

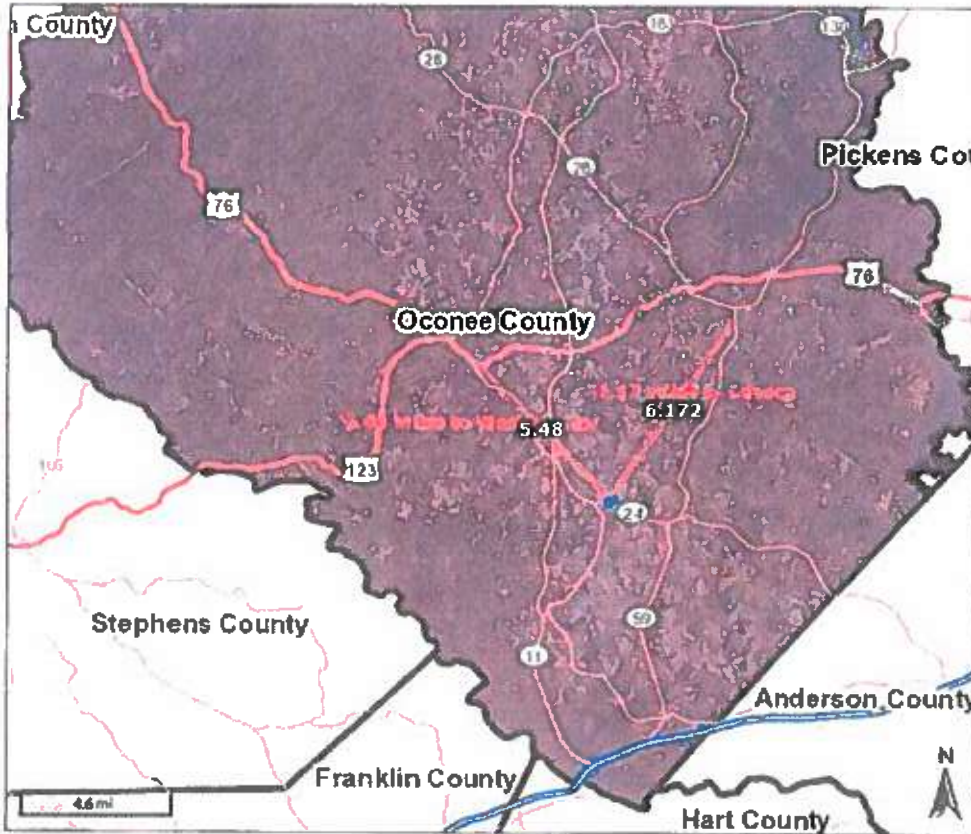
1

Attachment G2



Attachment I

 **qPublic.net**™ Oconee County, SC



Overview





Legend

USA Major Highways

-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way

County Outlines

-  All other values
-  Oconee

Parcel ID	290-00-04-010	Alternate ID	38877	Owner Address	MOORE PEGGY ELIZABETH B 199 TWIN OAKS LANE WESTMINSTER, SC 296930000	Last 2 Sales				
Sec/Twp/Rng	n/a	Class	Farm with Living Unit			Date	Price	Reason	Qual	
Property Address		Acres	34.318			n/a	0	n/a	n/a	
District	001					n/a	0	n/a	n/a	
Brief Tax Description	(34.318 AC) MapPlatB P-45 MapPlatP 60 <i>(Note. Not to be used on legal documents)</i>									

Date created: 10/26/2020
Last Data Uploaded: 10/23/2020 9:44:34 PM

Developed by  Schneider
GEO SPATIAL



Income Tax Returns are not subject to disclosure under the SC Freedom of Information Act. Therefore, the next 3 pages of the application are not available for public view.

Book pg 100

State of South Carolina,
County of _____

TITLE TO REAL ESTATE

RECORDED
BY G. H. HUGHES
SEP 10 1951
CLERK OF COURT
GEORGE COUNTY, S. C.

Know All Men By These Presents, that I, **Elizabeth S. Moore**,
do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears to me by the records of the County of _____, South Carolina.

Witness my hand and seal of office this _____ day of _____, 1951.

I, the undersigned, Clerk of Court for the County of _____, South Carolina, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears to me by the records of the County of _____, South Carolina.

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of _____, _____ School District, _____ Township, being known and designated as Tract 10 containing 24.100 acres, more or less, shown and more fully described on a plat thereof by _____, dated 8/19/51 and recorded in Plat Book 9-41, page 10, records of _____ County, South Carolina. See Plat Book 9-47, pg 153.

This being a portion of the property conveyed unto the _____ and the _____ herein, who is also known as _____, by deed of sale _____ and _____ dated 4/20/51 and recorded in Book 11-2, page 12, records of _____ County, South Carolina.

This conveyance is made subject to any easements or rights-of-way for _____ or _____ heretofore conveyed by the _____ herein or any predecessor in title, as may appear of public record as upon the ground.

WITNESSETH that all the within and above premises are lawfully and lawfully being

to have and to hold all and singular the premises before mentioned unto the said **Peggy Elizabeth**

S. Moore, her heirs and assigns forever.

And I the County of **Wayne** do hereby certify that the within and above premises are lawfully being

to have and to hold all and singular the premises before mentioned unto the said **Peggy Elizabeth S. Moore, her**

heirs and assigns forever.

Witness my hand and seal this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-two** and of the said State the **thirty** year of the Independence of the United States of America.

By **John D. [Signature]** Clerk of the Court

STATE OF SOUTH CAROLINA
COUNTY OF GEORGIA

Personally appeared before me **John A. Grant**

Notary Public for the State of South Carolina, and being duly sworn, he depose and say that the within and above premises are lawfully being

to have and to hold all and singular the premises before mentioned unto the said **John A. Grant**

heirs and assigns forever.

Witness my hand and seal this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-two** and of the said State the **thirty** year of the Independence of the United States of America.

By **John A. Grant** Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF GEORGIA

Personally appeared before me **John A. Grant**

Notary Public for the State of South Carolina, and being duly sworn, he depose and say that the within and above premises are lawfully being

to have and to hold all and singular the premises before mentioned unto the said **John A. Grant**

heirs and assigns forever.

Witness my hand and seal this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-two** and of the said State the **thirty** year of the Independence of the United States of America.

By **John A. Grant** Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF GEORGIA

Personally appeared before me **John A. Grant**

Notary Public for the State of South Carolina, and being duly sworn, he depose and say that the within and above premises are lawfully being

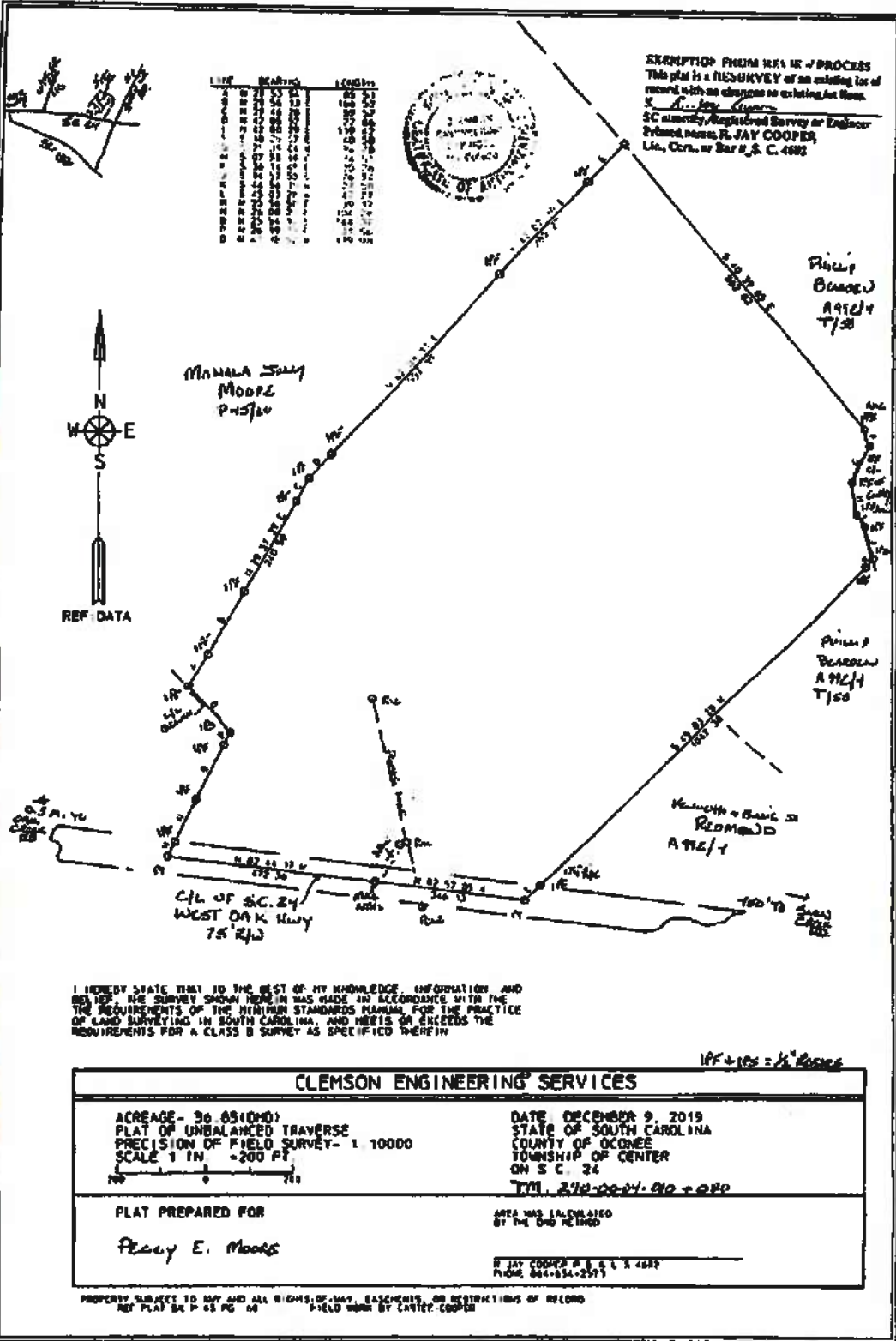
to have and to hold all and singular the premises before mentioned unto the said **John A. Grant**

heirs and assigns forever.

Witness my hand and seal this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-two** and of the said State the **thirty** year of the Independence of the United States of America.

By **John A. Grant** Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF GEORGIA



EXEMPTION FROM MEASUREMENT PROCESS
 This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.
 R. Jay Cooper
 SC Licensed Registered Surveyor or Engineer
 License No. R. JAY COOPER
 Lic. Cert. or Bar # S. C. 4682

LINE	Bearing	Distance
1	N 82° 52' 29" W	100.00
2	S 82° 52' 29" E	100.00
3	N 82° 52' 29" W	100.00
4	S 82° 52' 29" E	100.00
5	N 82° 52' 29" W	100.00
6	S 82° 52' 29" E	100.00
7	N 82° 52' 29" W	100.00
8	S 82° 52' 29" E	100.00
9	N 82° 52' 29" W	100.00
10	S 82° 52' 29" E	100.00
11	N 82° 52' 29" W	100.00
12	S 82° 52' 29" E	100.00
13	N 82° 52' 29" W	100.00
14	S 82° 52' 29" E	100.00
15	N 82° 52' 29" W	100.00
16	S 82° 52' 29" E	100.00
17	N 82° 52' 29" W	100.00
18	S 82° 52' 29" E	100.00
19	N 82° 52' 29" W	100.00
20	S 82° 52' 29" E	100.00
21	N 82° 52' 29" W	100.00
22	S 82° 52' 29" E	100.00
23	N 82° 52' 29" W	100.00
24	S 82° 52' 29" E	100.00
25	N 82° 52' 29" W	100.00
26	S 82° 52' 29" E	100.00
27	N 82° 52' 29" W	100.00
28	S 82° 52' 29" E	100.00
29	N 82° 52' 29" W	100.00
30	S 82° 52' 29" E	100.00
31	N 82° 52' 29" W	100.00
32	S 82° 52' 29" E	100.00
33	N 82° 52' 29" W	100.00
34	S 82° 52' 29" E	100.00
35	N 82° 52' 29" W	100.00
36	S 82° 52' 29" E	100.00
37	N 82° 52' 29" W	100.00
38	S 82° 52' 29" E	100.00
39	N 82° 52' 29" W	100.00
40	S 82° 52' 29" E	100.00
41	N 82° 52' 29" W	100.00
42	S 82° 52' 29" E	100.00
43	N 82° 52' 29" W	100.00
44	S 82° 52' 29" E	100.00
45	N 82° 52' 29" W	100.00
46	S 82° 52' 29" E	100.00
47	N 82° 52' 29" W	100.00
48	S 82° 52' 29" E	100.00
49	N 82° 52' 29" W	100.00
50	S 82° 52' 29" E	100.00
51	N 82° 52' 29" W	100.00
52	S 82° 52' 29" E	100.00
53	N 82° 52' 29" W	100.00
54	S 82° 52' 29" E	100.00
55	N 82° 52' 29" W	100.00
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57	N 82° 52' 29" W	100.00
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59	N 82° 52' 29" W	100.00
60	S 82° 52' 29" E	100.00
61	N 82° 52' 29" W	100.00
62	S 82° 52' 29" E	100.00
63	N 82° 52' 29" W	100.00
64	S 82° 52' 29" E	100.00
65	N 82° 52' 29" W	100.00
66	S 82° 52' 29" E	100.00
67	N 82° 52' 29" W	100.00
68	S 82° 52' 29" E	100.00
69	N 82° 52' 29" W	100.00
70	S 82° 52' 29" E	100.00
71	N 82° 52' 29" W	100.00
72	S 82° 52' 29" E	100.00
73	N 82° 52' 29" W	100.00
74	S 82° 52' 29" E	100.00
75	N 82° 52' 29" W	100.00
76	S 82° 52' 29" E	100.00
77	N 82° 52' 29" W	100.00
78	S 82° 52' 29" E	100.00
79	N 82° 52' 29" W	100.00
80	S 82° 52' 29" E	100.00
81	N 82° 52' 29" W	100.00
82	S 82° 52' 29" E	100.00
83	N 82° 52' 29" W	100.00
84	S 82° 52' 29" E	100.00
85	N 82° 52' 29" W	100.00
86	S 82° 52' 29" E	100.00
87	N 82° 52' 29" W	100.00
88	S 82° 52' 29" E	100.00
89	N 82° 52' 29" W	100.00
90	S 82° 52' 29" E	100.00
91	N 82° 52' 29" W	100.00
92	S 82° 52' 29" E	100.00
93	N 82° 52' 29" W	100.00
94	S 82° 52' 29" E	100.00
95	N 82° 52' 29" W	100.00
96	S 82° 52' 29" E	100.00
97	N 82° 52' 29" W	100.00
98	S 82° 52' 29" E	100.00
99	N 82° 52' 29" W	100.00
100	S 82° 52' 29" E	100.00



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NINTH STANDARD PLANS FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

$100 + 100 = 200$

CLEMSON ENGINEERING SERVICES	
ACREAGE - 36.6510ND	DATE DECEMBER 9, 2019
PLAT OF UNBALANCED TRAVERSE	STATE OF SOUTH CAROLINA
PRECISION OF FIELD SURVEY - 1/10000	COUNTY OF OCONEE
SCALE 1 IN = 200 FT	TOWNSHIP OF CENTER
	ON S. C. 24
	T.M. 210-0004-00 + 000
PLAT PREPARED FOR	AREA WAS CALCULATED BY THE DMD METHOD
<i>Reay E. Moods</i>	
	R. JAY COOPER S. C. L. S. 4682 Phone 864-654-2573

PROPERTY SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD
 REF. PLAT S.C. P. 45 PG. 46 FIELD WORK BY R. JAY COOPER

This being a portion of the property conveyed unto Mahala Jolly B. Moore by deed of Elizabeth B. Moore dated September 28, 1981 and recorded September 29, 1981 in Deed Book 14-N, page 99, records of Oconee County, South Carolina.

Grantee's Address: 199 Twin Oaks Lane
Westminster, SC 29693

TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said PEGGY ELIZABETH B. MOORE, her heirs and assigns forever.

AND I, MAHALA JOLLY B. MOORE, do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said PEGGY ELIZABETH B. MOORE, her heirs and assigns, from and against me and my heirs, successors and assigns, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 22 day of May, 2020.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
[Signature]

Mahala Jolly B Moore
MAHALA JOLLY B. MOORE

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

ACKNOWLEDGEMENT

I, Ann Marie Sullivan, Notary Public for South Carolina, do hereby certify that
MAHALA JOLLY B. MOORE, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22nd day of May, 2020.

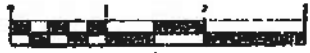
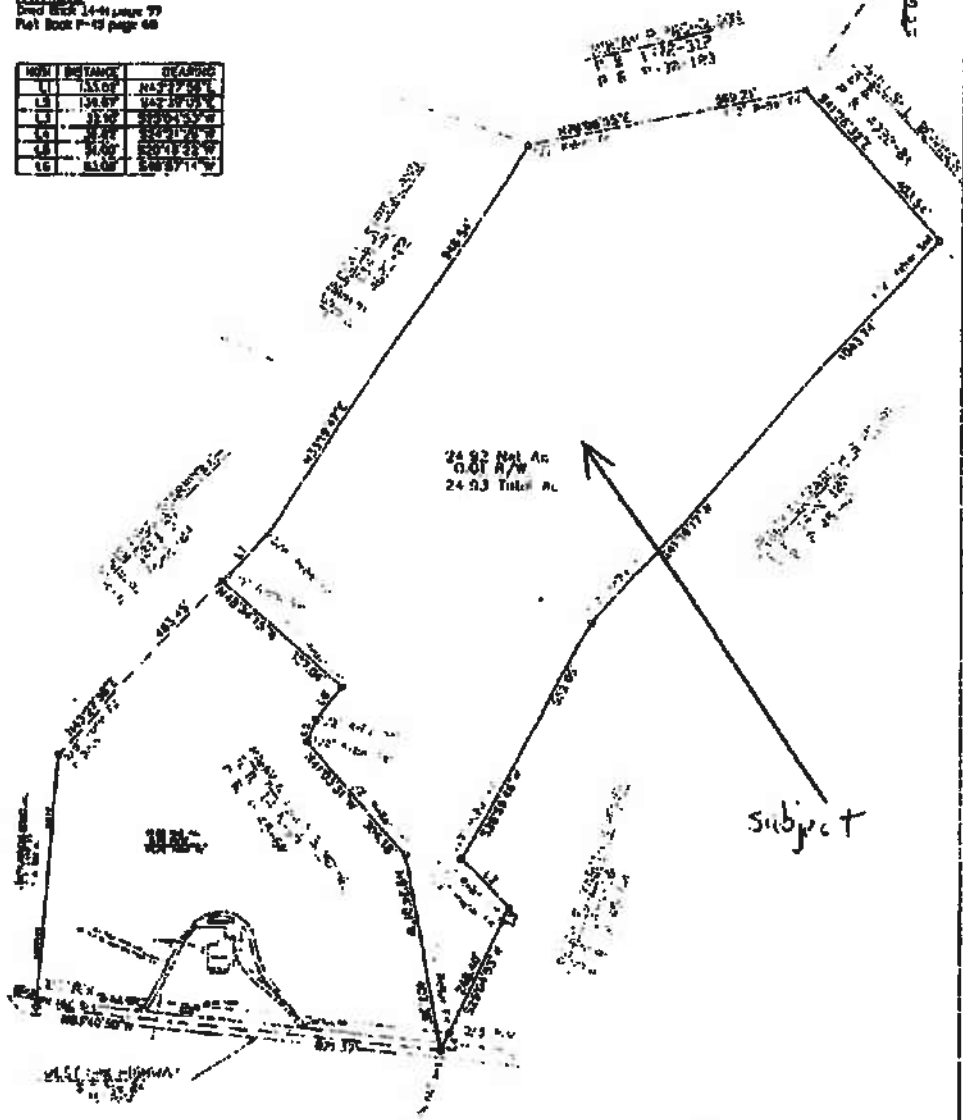
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 10/1/25

PROPERTY OF PEGGY ELIZABETH B. MOORE

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA
 DATE: July 22, 2019
 TAX MAP #200-00-04-029 P/O
 File: MOORE, PEGGY E

Reference:
 Plat Book 14-41 page 77
 Plat Book P-13 page 68

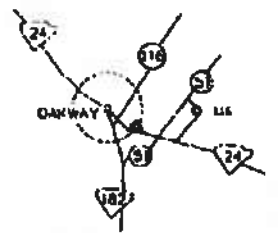
LINE	DISTANCE	BEARING
11	156.87	S85°22'00"W
12	156.87	S85°22'00"W
13	156.87	S85°22'00"W
14	156.87	S85°22'00"W
15	156.87	S85°22'00"W
16	156.87	S85°22'00"W



Scale: 1" = 200'
 THIS PLAN IS GREATER THAN FIVE ACRES
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS SURVEY SHOWS THE TRUTH AND IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
 REG. L.S. # 6074
 224 FRIENDSHIP VALLEY ROAD
 SENECA, SC 29576
 TELEPHONE (864) 882-7030

James G. Hart



LOCATION MAP--NO SCALE 283



October 5, 2020

Oconee County SWCD
Eddie Martin

**RE: Applications for Funding from the SCCB
Moore Property - Oconee County - 58.6 acres**

Dear Mr. Martin:

I am pleased to inform you that the South Carolina Conservation Bank Board reviewed and approved the above-mentioned project in the amount of \$31,625.00. Please note that before the Bank can disburse funding, you must satisfy the terms and conditions of the Grant Agreement, which is enclosed herewith. Please note that this approval is contingent on a final closing being scheduled no later than June 30, 2021.

We appreciate your interest and hard work in improving the quality of life in South Carolina and are pleased that the Conservation Bank could play a role in accomplishing this project. Congratulations on your successful request and I look forward to working with you in the future.

If you have any questions, do not hesitate to contact this office.

Sincerely,

J. Raleigh West, III

J. Raleigh West III
Executive Director

cc: Landowner

United States Department of Agriculture



Natural Resources Conservation Service

October 20, 2020

Oconee Soil and Water Conservation District
Edward Martin
301 W South Broad St
Walhalla, SC 29691
(864) 638-2213 x3

SUBJECT: ACEP-ALE Parcel Contract 544639203D7
Program Agreement Number 544639203D6

Dear Mr. Martin,

The enclosed Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE) Parcel Cost-Share Contract 544639203D7 has been executed and the Federal acquisition funds obligated. The Partner Agreement and Parcel Contract(s) shall be the governing documents for all transactions. The funds shall be used for acquiring agricultural conservation easements on the Parcel contracted through the NRCS-CPA-1265 "Parcel Cost-Share Contract". All easements must close by March 31, 2023. The Easement Acquisitions (EAB) will be completing the acquisition tasks and reviewing all documents prior to issuing Closing Agent Requirements Letter and receiving NRCS Closing Approval Letter from the State Conservationist.

To ensure closing efficiency by the aforementioned deadline the following items must be submitted to Glenn Sandifer, State Point of Contact, at glenn.sandifer@usda.gov and Bari Williams, EAB Easement Specialist at bari.williams@usda.gov. Following is a brief summary of deliverables from the Program Agreement Part VI A. Entity Responsibilities, refer to the Program Agreement for full details.

1. Title Commitment (VI A.14 and 15)

A title commitment must be complete on each Parcel in the form of a title commitment in the amount of the easement purchase price. You should provide the title commitment and your review of the title exceptions to NRCS for review. The title commitment and recommendations will be reviewed by EAB Realty Specialist and any title deficiencies or problematic title encumbrances will be identified. If title deficiencies or encumbrances identified cannot be corrected, the site may be determined as ineligible for ACEP-ALE. The title commitment must be provided to NRCS at least 90 days prior to the planned closing date.

The closing agent must:

- Be an approved agent licensed to engage in title insurance business in the State
- Utilize a title insurance company that is approved by the State Insurance Commissioner
- Be able to provide liability insurance coverage in the form of closing protection coverage or equivalent in the amount of at least the Federal contribution for each easement, providing for reimbursement to NRCS for any loss of Federal funds caused by fraud or dishonesty or failure by the attorneys, agents, or employees to comply with any written closing instructions from NRCS

- Acknowledge that he or she knows that costs to clear title are the responsibility of the cooperating entity or the landowner
- Not close on an easement purchase for a spouse, children, partners, or business associates who have a financial interest in the real estate to be covered by the proposed easement

2. Conservation Easement Deed (VI.A.6)

A Conservation Easement Deed must be submitted to NRCS for every easement. If you choose to use a template deed that incorporates the minimum deed terms and restrictions of Exhibit 7 it must be submitted and approved by NRCS and added as an Exhibit to the Program Agreement. The conservation easement deed and all exhibits must be provided to NRCS at least 90 days prior to the planned closing.

3. Baseline report (VI.A.12)

A baseline documentation report documenting the condition of the parcel as of the time the easement is acquired must be included with the final Conservation Easement Deed. The baseline documentation report must contain maps, full descriptions and pictures of the parcel location, existing structures, infrastructure, land use, land cover and its condition, and any special features for which the parcel is being protected. The draft report must be submitted at least 90 days before the planned closing.

4. Appraisal Report (VI.A.16)

An appraisal must be completed and submitted to NRCS for review. The appraiser must meet the eligibility requirements noted in Exhibit 2 of the aforementioned Program Agreement. The appraiser must be provided:

- Program Agreement Exhibit 2 "NRCS Specifications and Scope of Work for Appraisals of Real Property for ACEP-ALE"
- Title Commitment
- Program Agreement Exhibit 4 "Minimum Terms for the Protection of Agricultural Use" or Exhibit "NRCS Approved Template Deed"

After NRCS has reviewed the appraisal, a technical appraisal review will be issued. The technical appraisal review will identify whether or not the appraisal is acceptable to NRCS for the ACEP-ALE program. NRCS will provide you with a copy of the technical appraisal report to share with the appraiser. If the technical appraisal review determines the appraisal to be unacceptable the report will identify the deficiencies. The appraiser has an opportunity to address the deficiencies in a new report or supplemental report as explained in Exhibit 2. This new report will be provided to NRCS to obtain a new technical appraisal review. NRCS must receive the completed appraisal report at least 90 days prior to the planned closing date.

5. Agricultural Land Easement Plan (VI.A.13)

Agricultural land easement plans developed as required or agreed-to must be signed by the Entity and Grantors prior to closing and a copy provided with the payment request package submitted to NRCS pursuant to the terms of the individual Parcel Contract.

[For HEL parcels, the NRCS or NRCS-Certified planner must complete the Conservation Plan and be approved by NRCS prior to closing]

Once the title, conservation easement deed, appraisal, and Agricultural Land Easement Plan meet NRCS standards, EAB Realty Specialist will provide closing instructions and request payment information.

If you have any questions regarding the Program Agreement, Parcel Contract, or requirements in this letter, please contact me by phone at 971-352-1735 or email at bari.williams@usda.gov. If you have any questions related to ACEP-ALE program, please contact Glenn Sandifer, State Point of Contact, at 803-253-3894, or by email at glenn.sandifer@usda.gov.

Sincerely,

BARI WILLIAMS Digitally signed by Bari Williams
Date: 2024.07.11 14:58:47-07'00'

Bari Williams
EAB Easement Specialist

CC:

Glenn Sandifer, State Point of Contact, NRCS, Columbia, SC
Kellee Melton, Assistant State Conservationist, NRCS, Columbia, SC
Elizabeth Crane-Wexler, EAB Team Leader, NRCS, MD

MOORE PROPERTY, 199 TWIN OAKS LANE WESTMINSTER SC FARM PLAN

Since 1981 our farm has been used to produce cattle, hay and pasture for grazing. The addition of approximately 25 acres will increase our capacity and expand our cattle operation while maintaining best use practices in grazing, hay production and soil health. We are currently in discussion with the Natural Resource Conservation Service and the Clemson Extension Service to create a plan for erosion control and clean water practices for the streams on the property. The streams have tree cover buffers all along their length and this will continue to be a priority. The forested area of the farm will continue to be managed for wildlife areas and natural growth. We have also used an NRCS program to place wildlife plantings in some border areas along the farm for small wildlife habitat and pollinator improvement. All the above practices will continue to be our priority as we move forward with our production of cattle and hay and try to protect the natural areas within our stewardship scope.



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Alexander P. Ramsay, Chairman
Lee Keese, Vice-Chairman
Bob Winchester, Secretary-Treasurer
L.J. Jones Carol Hendrix

October 28, 2020

Oconee County Conservation Bank Board
415 South Pine Street
Walhalla SC 29691

Board Members,

The Oconee Soil and Water Conservation District is now reapplying for funding for the parcel located at 199 Twin Oaks Road, Westminster SC, owned by Peggy B. Moore. We were approved by your board for funding on this parcel in a previous funding cycle but because of issues with the NRCS funding cycle, SCCB Funding cycle and your cycle all lining up on time we decided to withdraw that application and focus on presenting a new one. In this process we were able to add additional acres to the tract that have since been purchased by Ms. Moore. The total acreage now comes to 58.6 acres and has been approved for funding by both NRCS and SCCB. We are asking for fee simple support on this project to help Ms. Moore with closing costs and other costs associated with placing the easement on the property such as appraisal, Phase I Environmental Assessment, Stewardship fee, etc. All details are presented in the application. We thank you for this opportunity to continue to protect Oconee County's open space and farm land. We look forward to working with you on this project and more to come in the future.

Sincerely

Eddie Martin
District Manager
Oconee Soil and Water Conservation District



**ADDITIONAL
INFORMATION ADDED
TO THE CONSERVATION
BANK BOARD
APPLICATION**

Pursuant to SC Code Sec. 48-59-70, and according to procedure policy of the Oconee County Conservation Bank, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the OCCB for the Peggy B. Moore Project. We have further informed them that the application will be considered at an Oconee County Conservation Bank Public Meeting to be held prior to December 14, 2020. We have informed each adjoining landowner that they should contact the Chairman of the OCCB, with comments in support of or in opposition to the proposal by December 1, 2020.

Also, pursuant to SC Code Sec. 48-59-70, B-1, B-2, we, the Oconee County Soil and Water Conservation District Board, have notified all owners of the land that is the subject of the trust fund grant or loan of the application as of November 17, 2020.



Eddie Martin, District Manager
Oconee County Soil and Water Conservation District

Sworn before me this 17th day of November, 2020.



Notary Public

My Commission Expires: July 21, 2025





OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay L.J. Jones

November 17, 2020

Jolly B Mahala Moore
Po Box 172
Colbert, Georgia 30628

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

The public hearing will be scheduled at the next Conservation Bank meeting sometime between December 1 and December 14, 2020. Anyone wishing to attend this meeting should visit the Oconee County Conservation Bank website for the finalized date of the meeting through this link <https://oconeesc.com/council-home/committees-and-commissions/boards-and-commissions/conservation-bank-board> or by contacting the board directly at the address above.

Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay L.J. Jones

November 17, 2020

Phillip L Bearden
398 Snow Creek Rd
Seneca, SC 29678

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay L.J. Jones

November 17, 2020

Kenneth W and Billie Jo Redmond
133 Maida Watkins Rd
Westminster, SC 29693

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay L.J. Jones

November 17, 2020

Michael C King, Sr
6198 West Oak Highway
Westminster, SC 29693

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Rausay L.J. Jones

November 17, 2020

Virginia K Campbell
6028 West Oak Hwy
Westminster, SC 29693

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners

Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay IJ Jones

Oconee County Area of Concern

The Oconee Soil and Water Conservation District established a farmland area of concern in 2004 designating a geographical area in Oconee County that had the most concentrated acres of prime and statewide soils in the county and in the state. While working on the original first set of easements set up to protect Oconee Farmland in 2004 it was discovered that the amount of prime and statewide soils south of Highway 24 and east of Scenic Highway 11 were one of the heaviest concentrations in the entire state. At that point in time, at a duly called special meeting of the OSWCD it was put forth that OSWCD begin the process of conservation and would recognize this area as an OSWCD Area of Concern.

The OSWCD Area of Concern Tokeena Crossroads encompasses approximately 30,000 acres adjacent and south of South Carolina Highway 11 and east of South Carolina Scenic Highway 11. This area has one of the highest concentrations of prime and statewide important (PSWI) soils in the state of South Carolina. OSWCD recognizes the importance of our nations farmlands - lands which favor the production of food and fiber crops due to the outstanding composition of the soils. OSWCD will continue to preserve these prime soil types by educating land owners of the importance of such soils and informing them that once these soils are lost they are gone forever. It is the OSWCD mission to preserve as much of this area of concern as possible primarily through conservation easements but also through any other means appropriate at its disposal.

Addendum to the Oconee County Conservation Bank application for Peggy Moore property dated December 14, 2020

Below is section 3.8 (a) of the conservation easement deed that will be used to lay out the agreement for uses on the Peggy Moore Property. It states that a 100 foot buffer (50' on both sides) will be used on all flowing water on the property.

3.8 Wildlife Management.

- (a) *Habitat Protection and Enhancement.* Grantor shall be entitled to conduct on the Property activities that maintain, improve or enhance natural habitats of fish, wildlife, or plants, or similar ecosystems, including without limitation actions taken to (i) protect and restore ecosystems, (ii) control or eliminate non-native or invasive plants, (iii) maintain vegetative riparian buffers with a one hundred foot buffer, fifty feet on either side of any free flowing stream on the property, the intent being to maintain sufficient understory and overstory cover to provide shade, maintain bank stability, (iv) improve water quality, (v) maintain or enhance forests by use of prescribed burning and other forest management and enhancement practices, (vi) prevent erosion, and (vii) control, destroy, or trap predatory and problem animals (including native animals such as deer and beavers).**

**Eddie Martin
Oconee Soil and Water Conservation District**



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners

**Alexander P. Ramsay, Chairman
Lee Keese, Vice-Chairman
Secretary-Treasurer, Bob Winchester
L.J. Jones, Carol Hendrix**

December 14, 2020

**Andy Smith
Oconee County Conservation Bank
415 South Pine Street
Walhalla SC 29691**

Dear Mr. Smith,

As required by statute, the Oconee Soil and Water Conservation District has contacted a mortgager of property being considered for a conservation easement to be placed on parcels owned by Peggy B. Moore. The Mortgage holder, Community First Bank, Westminster Branch, was informed of the need for this mortgage to be subordinated to the Conservation Easement Deed. A Consent and Subordination Agreement will be created and placed within the documents attached to the conservation easement deed when said easement is finalized and executed.

Sincerely,

**Eddie Martin
District Manager
OSWCD
301 West South Broad Street Walhalla SC 29691
Edward.martin@sc.nacdnet.net
864 638 2213 ext1002**

**OCONEE COUNTY CONSERVATION BANK
SEC. 2-404(b)(4) FINDINGS**

Date: December 15, 2020

Applicant's Name: Oconee Soil and Water Conservation District

Recommended Award: \$10,000.00

Parcel Name: Twin Oaks Property

Owner: Peggy Moore

Acres: 58.6

Location: Westminster

Tax Map(s): 290 00 04 010 and 290 00 010 029

A. How the applicant meets the criteria set forth in section 2-403

- The entire property is 61.73 acres but 58.6 will be under the conservation easement.
- Of the acreage under the conservation easement, 50 acres will be in pasture and 8.6 will be forested.
- The property contains habitat suitable for Threatened/Endangered Species as well as Native Wildlife Species.
- The forested areas will be managed for wildlife areas and natural growth.
- Ms. Moore is currently working with the NRCS (Natural Resources Conservation Service) and the Clemson Extension Service to create a plan for erosion control and clean water practices for the streams on the property. The streams have a 100-foot (50 feet on each side) tree buffer along their length.
- The property is 42% prime and statewide soils and is in the OSWCD'S (Oconee Soil and Water Conservation District) area of concern for farmland.
- The property meets the NRCS' standard of furthering state and local government policy consistent with NRCS ACEP (Agricultural Conservation Easement Program).
- The farm has been actively farmed since 1981 for cattle, hay, and pasture for grazing. Ms. Moore is currently rebuilding the herd.
- The property is visible from public roads.
- The property helps maintain the general scenic nature of the area.
- The property is threatened for development because it is flat and in an area of the County that is being developed.
- The OSWCD has other monetary contributions helping to finance the conservation easement. The South Carolina Conservation Bank is providing \$31,625 and the NRCS is providing \$73,250 for a total of \$104,875.00.

B. The purpose of the award and the use to which the land will be put

- The purpose of the award is to place a conservation easement on the property. The land will continue to be used to produce cattle and hay while protecting the natural areas.

C. The party responsible for managing and maintaining the land

- Oconee Soil and Water Conservation District

D. The party responsible for monitoring and enforcing any conservation easements or other restrictions upon the land

- Peggy Moore

E. How the parties designated in items c. And d. possess the expertise and financial resources to fulfill their obligations

- OSWCD holds easements on 2,739 acres of privately held farmland and 160 flood pool easements in Oconee County.
- OSWCD's administrative and monitoring expenses are funded by a stewardship fee paid to the OSWCD at closing, as has been done with all farm easements.
- OSWCD's constant monitoring of its easements prevents infractions and, if any do occur, fosters early detection with corrective action by the landowner.
- Peggy Moore's family has been farming the property since 1981. She is comfortable working with the experts in the fields, such as the Clemson Extension and NRCS to ensure she uses best practices.

F. The availability of funds in the OCCB fund for the award

- Please see the attached OCCB Income & Expenditures and Statement of Financial Position

G. Conservation Value and Cost Per Acre for OCCB to Support Project

- A July 2020 preliminary conservation easement value estimate indicated that the conservation easement on the property is valued at \$146,500.00. This is a bargain sale with Ms. Moore selling it below the appraised value.
- Ms. Moore is requesting \$10,000 or 6.8% of the total value.
- The per acre cost for the County is \$171.00, which is an excellent investment.

H.. Any other findings or information relevant to the award

- None

OCONEE COUNTY CONSERVATION BANK
Income and Expenditures

DONOR	AMOUNT	DATE
Duke Energy	\$618,000.00	2016
Individual and Organization Donations	\$5,145.00	2012-2020
Interest	\$12,067.40	May 2019-October2020
TOTAL	\$635,212.40	

PROJECT, OWNER	GRANT	CLOSING	ACRES	RECIPIENT	PURPOSE	TYPE
Jerry Powell	\$7,500.00	8/17/2017	94.1	Oconee Soil & Water Conservation District	Working Farm, Conservation	Conservation Easement
Oconee Towne, SC DNR	\$9,567.33	6/5/2017	53.68	Upstate Forever, Naturaland Trust	History, Conservation, Public Access	Fee Simple
William Lyles Estate, Naturaland Trust	\$66,100.00 PENDING		155.56	Upstate Forever, Naturaland Trust	Working Farm, Conservation, Water Quality Protection	Fee Simple
McKinney Creek Oconee Bell Preserve - Cliff Timber LLC, Naturaland Trust	\$58,000.00	12/5/2019	195.60	Naturaland Trust	Conservation, Public Access	Fee Simple
Chapman Bridge Oconee Bell Preserve - Cliff Timber LLC, Naturaland Trust	\$88,000.00	7/29/2020	238.72	Naturaland Trust	Conservation, Public Access	Fee Simple
Gary and Christy Lyle	\$45,000.00	6/17/2020	165.89	Oconee Soil & Water Conservation District	Working Farm, Conservation, Water Quality Protection	Conservation Easement
Elaine Morris Trust	\$12,500.00 PENDING		26.26	Upstate Forever	Conservation	Conservation Easement
Grant Funds Disbursed & Acres Protected	\$208,067.33		747.89			
Bank Expenses	\$154.54					
TOTAL	\$208,221.87					

OCONEE COUNTY CONSERVATION BANK

STATEMENT OF FINANCIAL POSITION

(Balance Sheet)

As of October 31, 2020

ASSETS

Cash - Community First Account	\$ 16,755.00
Cash - State Investment Pool	\$410,235.53
Total	\$426,990.53

LIABILITIES and NET ASSETS

Liabilities - Pending Grant Awards	\$ 78,600.00
Net Assets	\$348,390.53
Total	<u>\$426,990.53</u>

**STATE OF SOUTH CAROLINA
OCONEE COUNTY
ORDINANCE 2020-23**

AN ORDINANCE GRANTING CERTAIN EASEMENT RIGHTS TO THE CITY OF SENECA AT THE SENECA RAIL PARK FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING PIPELINES, MANHOLES, AND RELATED ITEMS WITH THE OBJECTIVE OF CONVEYING POTABLE WATER AND/OR SANITARY SEWAGE / INDUSTRIAL WASTE; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Oconee County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), is the owner of a parcel of property located adjacent to Shiloh Road, designated by TMS number 520-36-10-017, and commonly known as the Seneca Rail Park ("County Property"); and

WHEREAS, the City of Seneca, South Carolina, a municipal corporation ("City") wishes to acquire from the County, and the County wishes to grant to City, certain easement rights for, generally and without limitation, the construction, maintenance, and operation of pipelines, manholes, and related items for the purpose of conveying potable water, or sanitary sewage / industrial waste across, under and through certain portions of the County Property (the "Easement Rights"); and

WHEREAS, the form, terms, and provisions of the Public Utility Easement Agreement (the "Agreement") now before the Oconee County Council ("Council"), a copy of which is attached hereto as "Exhibit A," is acceptable to County Council for the purpose of giving effect to the Easement Rights; and

WHEREAS, Section 4-9-30(2) of the Code of Laws of South Carolina authorizes the County to transfer or otherwise dispose of interests in real property:

NOW, THEREFORE, be it ordained by Council, in meeting duly assembled, that:

1. Council hereby approves the terms and conditions of the Agreement.
2. The Administrator of the County ("Administrator") shall be, and hereby is, authorized to execute and deliver the Agreement on behalf of the County in substantially the same form as attached hereto as Exhibit A, or with such changes as are not materially adverse to the County and as the Administrator shall approve, upon the advice of the County Attorney, such Administrator's approval to be deemed given by her execution of the Agreement.
3. The Administrator shall be, and hereby is, authorized to execute and deliver any and all other documents or instruments on behalf of the County related to the Easement Rights in a form and substance acceptable to the Administrator, on advice of the County Attorney.
4. Should any portion of this ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby

deemed separable.

5. All ordinances, orders, resolutions, and enactments of the Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

6. This ordinance shall take effect and be in full force from and after third reading and enactment by the Oconee County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2021.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

John Elliott
Chair, Oconee County Council

First Reading: December 1, 2020
Second Reading: December 15, 2020
Third Reading: January 19, 2021
Public Hearing: January 19, 2021

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

PUBLIC UTILITY EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that on this _____ day of _____, 2021, OCONEE COUNTY, a body politic and corporate and a political subdivision of the State of South Carolina (“Grantor”), in consideration of the premises and the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto the CITY OF SENECA, a municipal corporation in the State of South Carolina (“Grantee”), its successors and assigns, the easement rights as herein set forth in the respective locations shown on Exhibit A, attached hereto and incorporated herein by reference (the “Easement Premises”), lying and being situate in the County of Oconee and State of South Carolina, and running across lands of Grantor, commonly referred to as the Seneca Rail Park, and currently designated by Tax Parcel Number 520-32-10-017 (“Grantor’s Property”). The Easement Premises Twenty (20) feet in width, as depicted on Exhibit A. Grantor affirms that it may legally grant the easement, described herein.

1. The easement acquired herein shall be perpetual, unless abandoned by Grantee for a period of one year; shall run with the land; and shall include access to each and all of Grantee’s appurtenances and facilities located within the Easement Premises. This easement shall be binding upon Grantor, its successors and/or assigns and shall inure to the benefit of Grantee, its successors and assigns, and does convey to Grantee, its successors and assigns, the following rights:

(a) The rights and privilege of entering upon the Easement Premises to construct, maintain and operate pipelines, manholes and any other adjuncts deemed by Grantee to be necessary for the purpose of conveying potable water and sanitary sewage / industrial waste (collectively “Infrastructure”), and to make such relocations, renewals, substitutions, changes, replacements and additions within the Easement Premises as are necessary to effect the purposes hereof. Grantee agrees that in locating or relocating and installing its Infrastructure it will endeavor to take advantage of roadways, streets, ditches, hedgerows, etc., so as to cause the least interference to the Grantor’s Property.

(b) The right, at all times, to keep cut away and clear of the said Infrastructure any trees whose root system may be reasonably expected to endanger and injure the Infrastructure, or to interfere in its proper operation or maintenance.

(c) Subject to Grantor’s approval, which shall not be unreasonable withheld, the right of reasonable ingress and egress to and from said Easement Premises over and across other lands of Grantor’s Property by means of existing roads, routes, drives, gates, or entrances for the most direct, but with the least impact, in order to access to the Easement Premises; and provided further that such right of ingress and egress shall not extend to any portion of the Easement Premises which is reasonably accessible or adjacent to any public road or highway, such that access may be had there from.

(d) All merchantable or reasonably usable timber removed from the said Easement Premises during construction of the Infrastructure or during subsequent repair thereof shall, upon request of the Grantor, be cut in such lengths as directed by the Grantor in writing and placed alongside the right-of-way for disposition by the Grantor. Grantor shall give such notice of the desire to salvage such removed trees and timber and the length at which same is to be cut, in writing to the City of Seneca Light & Water Engineering Department, P.O. Box 4773, Seneca, South Carolina 29679.

- (e) The easement shall not be exercised by Grantee in a manner so as to prevent or unreasonably interfere with the use and enjoyment of the Easement Premises or any other portion of Grantor's Property by Grantor, its employees, servants, agents, and invitees.
 - (f) Any rights to the Easement Premises not specifically granted to Grantee herein are reserved to Grantor its successors and assigns.
2. Subject to the "Limitations" below, Grantor reserves the right to make use of the Easement Premises in any manner that is not inconsistent with the rights herein conveyed to Grantee.

Limitations:

- (a) Grantor shall not damage or cause to be damaged any of the Infrastructure.
 - (b) No roads, pipes or other underground lines, ponds or lakes, ornamental shrubs, bushes, or trees shall be constructed by Grantor within the Easement Premises without first obtaining prior written consent of the Grantee, which consent shall not be unreasonably withheld.
 - (c) Grantor shall not excavate or fill within the Easement Premises or cause a substantial change in the topographical features of the Easement Premises as it exists on the date of these presents without first obtaining prior written consent of Grantee, which consent shall not be unreasonably withheld; any street, road, drive, or right-of-way constructed by the Grantor over, through, or across the Easement Premises shall be done at the peril of the Grantor, with the understanding that Grantee shall not be responsible for any damage done to any such street, road or drive should it become absolutely necessary to disturb the same to effect relocations, changes, renewals, substitutions, replacements or maintenance of the Infrastructure.
 - (d) The Grantor shall not place nor allow or cause to be placed within the Easement Premises any substantial amount of debris, material(s), obstruction(s) or impediment(s) without first obtaining prior written consent of the Grantee, which consent shall not be unreasonably withheld, and shall not nor do or cause to be done any act upon the Easement Premises which will impede or unreasonably interfere with Grantee's use and maintenance of same.
3. In addition to the consideration by Grantee herein to Grantor for the granting of this easement, Grantee agrees to be responsible for the repair, restoration or replacement of Grantor's Property as follows:
- (a) To replace and restore landscaping, ornamental shrubs, bushes, or trees located within Grantor's Property (including the Easement Premises), which were destroyed or damaged during the construction and/or maintenance of the Infrastructure.
 - (b) To repair or replace within Grantor's Property (including the Easement Premises) driveways, fences, sidewalks, curbing and parking areas disturbed or damaged during initial construction or maintenance of the Infrastructure.
 - (c) To replace any damages occasioned by the destruction of or injury to any growing crops located and situate on the said land occasioned by the Grantee's going upon the said land to maintain the Infrastructure, including but not limited to such destruction occurring during the exercise of the Grantee's rights of ingress and egress.
 - (d) Upon completion of construction, or upon completion of any subsequent maintenance, change, or relocation within the Easement Premises, the Grantee shall cause the area within Grantor's Property (including the Easement Premises), which was disturbed by such activity, to be restored.

(e) To allow Grantor to connect and attach (tap) onto the water and sewer main/pipeline(s) in accordance with current rules, regulations, and fees currently charged to users of the same class, such connection shall be according to standards of the City of Seneca's Rules, Regulations, and Polices, and the plans and specifications approved by Grantee. In addition, Grantee covenants that the user's charge applicable to the Grantor shall be in accordance with services provided to similar others in the operative area.

(f) Grantee shall not place, keep, store, or permit to be placed, kept or stored on Grantor's Property any equipment or materials except during such times as Grantee's employees or agents are physically present and conducting activities permitted under this agreement.

- 4. The failure of the Grantee or Grantor to exercise any rights granted herein shall not be construed as a waiver of abandonment of such rights thereafter at any time, and Grantee and Grantor reserve the right to, from time-to-time, exercise any and all rights reserved.
- 5. All utility (water, sewer) mains, lines, service connections from the main to the meter (water) and first clean-out (sewer) and appurtenant facilities, installed in the easement, shall remain the property of the Grantee, its successors and assigns.

TO HAVE AND TO HOLD the aforesaid rights, privileges and easement unto Grantee, its successors and assigns.

SIGNED, sealed and delivered

In the presence of:

OCONEE COUNTY, SOUTH CAROLINA

First Witness

By: _____ (SEAL)

Second Witness

Its: _____

STATE OF SOUTH CAROLINA)

) ACKNOWLEDGEMENT

COUNTY OF OCONEE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of Oconee County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina, on behalf of Oconee County.

Notary Public for _____

My commission expires: _____

(SEAL)

SIGNED, sealed and delivered

In the presence of:

THE CITY OF SENECA, SOUTH CAROLINA

_____)
First Witness

By: _____ (SEAL)

Its: _____

_____)
Second Witness

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF OCONEE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of the City of Seneca, a municipal corporation in the State of South Carolina.

Notary Public for _____

My commission expires: _____

(SEAL)

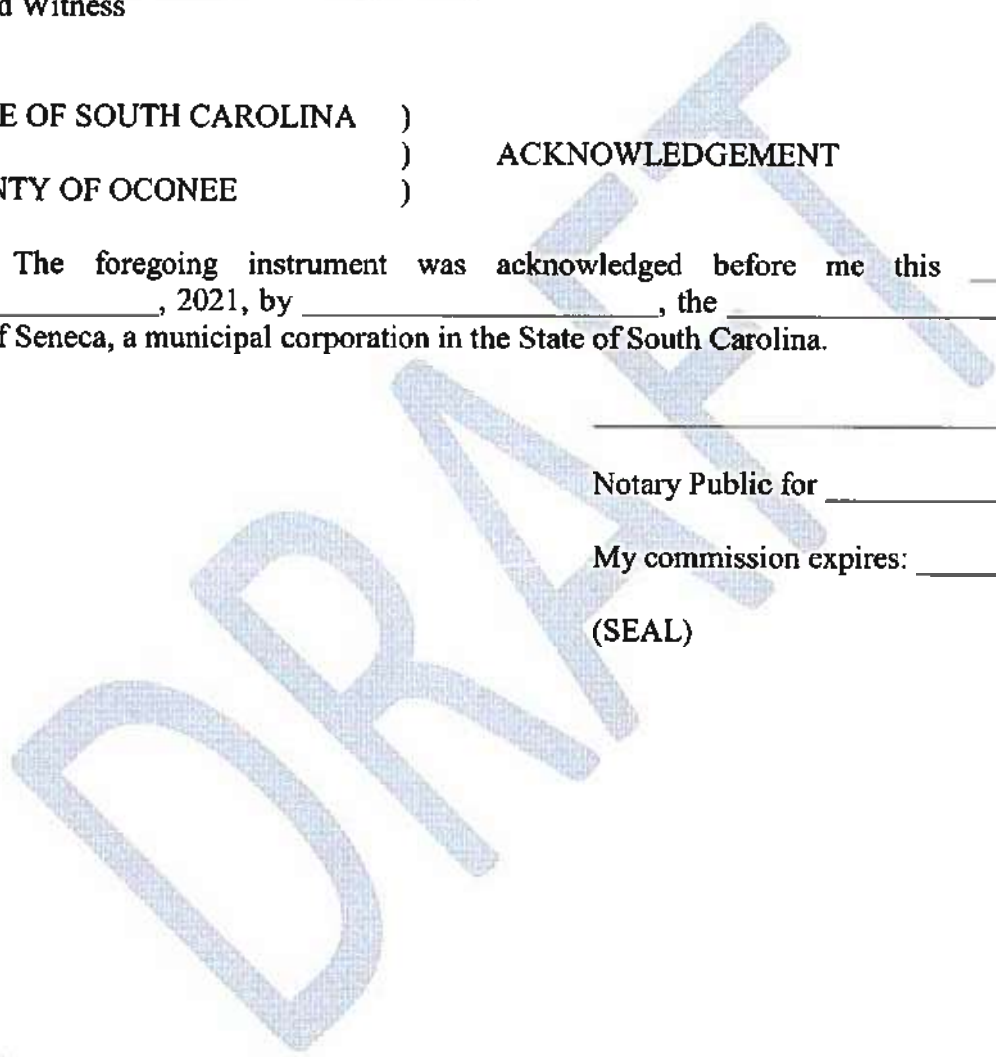
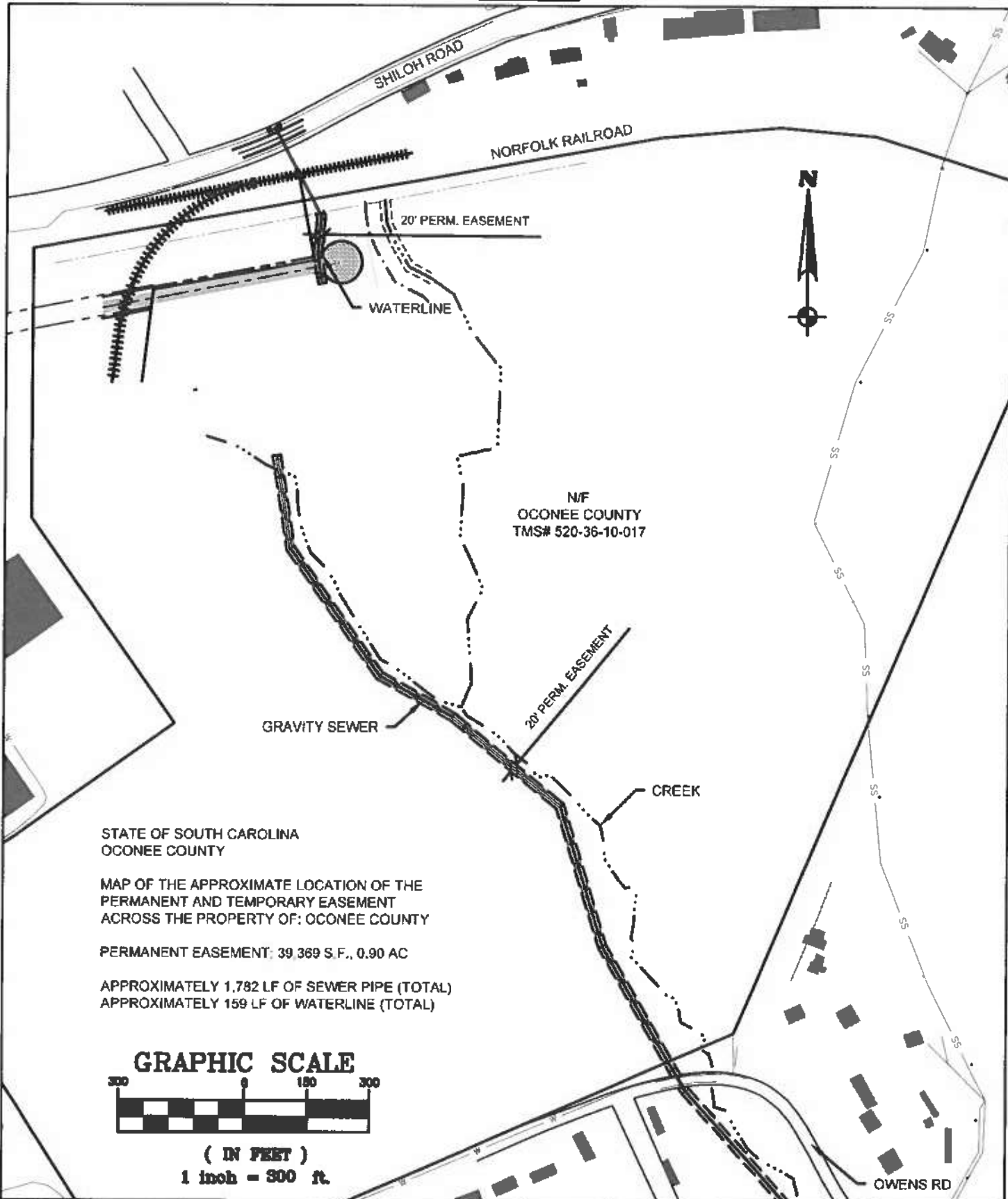


EXHIBIT A



STATE OF SOUTH CAROLINA
OCONEE COUNTY

MAP OF THE APPROXIMATE LOCATION OF THE
PERMANENT AND TEMPORARY EASEMENT
ACROSS THE PROPERTY OF: OCONEE COUNTY

PERMANENT EASEMENT: 39,369 S.F., 0.90 AC

APPROXIMATELY 1,782 LF OF SEWER PIPE (TOTAL)
APPROXIMATELY 159 LF OF WATERLINE (TOTAL)

GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

SENECA RAIL PARK INFRASTRUCTURE
SENECA, SC

EASEMENT EXHIBIT

GMC # CORE190009

DATE: 11/17/2020

DRAWN BY: TNM

617 East McBee Avenue, Suite 200
Greenville, SC 29601
T 864.527.0460
GMCNETWORK.COM



OWNER: OWNER OCONEE COUNTY
TBS #: TAX ID NO. 520-36-10-017

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2020-24**

AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE REMOVAL OF THE “*DISTANCE REQUIREMENTS*” CURRENTLY FOUND IN SECTION 32-181 OF THE OCONEE COUNTY CODE OF ORDINANCES.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”) a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (the “County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (the “Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

WHEREAS, Currently Section 32-181 of the Oconee County Code of Ordinances requires that any new Group Residential Development be located at least 1,000 feet from any existing residence. The Oconee County Planning Commission recommended the removal of Section 32-181 “Distance Requirements,” in order to better accommodate needed development in the County, such as Assisted Living Facilities and Continuum-of-Care type developments. Proposed Group Residential Developments must still go before the Oconee County Board of Zoning Appeals for a special exception hearing;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend Chapter 32, Article V, of the Code of Ordinances by deleting Section 32-181, which established “Distance Requirements” in relation to the development of Group Residential projects; and,

WHEREAS, County Council has therefore determined to modify Chapter 32 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Section 32-181 of Chapter 32 of the Code of Ordinances, entitled “Distance Requirements,” is hereby deleted.

2. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.

3. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard, zoning or rezoning acts, actions, or decisions of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 32, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading and enactment by County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2021.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

John Elliott
Chair, Oconee County Council

First Reading: December 15, 2020
Second Reading: January 19, 2021
Third Reading: _____
Public Hearing: _____

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2020-25**

AN ORDINANCE AUTHORIZING OCONEE COUNTY TO ENTER INTO AN ENERGY SAVINGS PERFORMANCE ARRANGEMENT, BETWEEN OCONEE COUNTY AND JOHNSON CONTROLS, INC., AND A RELATED LEASE PURCHASE ARRANGEMENT (NOT TO EXCEED \$3,400,000), BETWEEN OCONEE COUNTY AND ONE OR MORE LENDERS, EACH AS DESCRIBED IN SOUTH CAROLINA CODE ANNOTATED 11-27-110; AND OTHER RELATED MATTERS.

BE IT ORDAINED by the County Council as the governing body of Oconee County, South Carolina, that the County is authorized (a) to arrange for and execute an energy savings performance agreement, performance contract, or other similar agreement, and (b) to arrange for and execute a lease purchase agreement, or other similar agreement in an amount not to exceed \$3,400,000 so as to accomplish the acquisition of the energy savings performance measures, all as more particularly provided below:

Section 1. Findings. The County Council finds it is in the best interest of the County to: (a) acquire and finance the purchase and installation of various energy savings performance measures and equipment (collectively, "Equipment") as contemplated by South Carolina Code Annotated sections 48-52-650, -660, and -670 (collectively, "Energy Savings Measures"); and (b) acquire and finance the Equipment by entering into a lease purchase financing, or other similar means of financing, in an amount not to exceed \$3,400,000, which is repayable through annual appropriations from any legally available source ("Financing"), which will enable the County to acquire the Equipment, which is appropriate for the County's functioning and to benefit from the Energy Savings Measures.

Section 2. Approval of Energy Saving Measures and Performance Contract. The County hereby determines to undertake the Energy Saving Measures and execute and deliver an energy savings performance agreement, performance contract, or other similar agreement with Johnson Controls, Inc. the substantially final form of which is attached to this Ordinance as Exhibit A ("Performance Contract").

Section 3. Approval of Financing. The County hereby determines to undertake the Financing and execute a lease purchase agreement or other similar agreement, all as contemplated by South Carolina Code Annotated section 11-27-110, with [] ("Lender"), which has agreed to provide financing for a term of not to exceed [] years at an interest rate not to exceed []%, [bank qualified,] tax-exempt, all as more fully set forth in Lender's term sheet, dated December 11, 2020, a copy of which is attached Exhibit B.

Section 4. Delegation of Authority. The County authorizes the Chair of County Council or the County Administrator, acting individually, in consultation with the County Attorney, to determine all items related to the Energy Saving Measures, the Performance Contract, and the Financing, so long as the final agreements are substantially in conformance with Exhibit A and Exhibit B, with such changes as are not materially adverse to the County.

Section 5. Tax Covenants. The County covenants that no use of the proceeds of the Financing shall be made which, if that use had been reasonably expected on the date of issue of the Financing, would have caused the Financing to be an "arbitrage bond," as defined in Section 148 of the Internal Revenue Code ("Code"). If, at the time of issuance, the County does not reasonably anticipate issuing in excess of \$10,000,000 in tax exempt obligations in the then-current calendar year, the County Administrator is

authorized to designate the Financing as a “bank qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Code.

The Equipment acquired by the net proceeds of the Financing will be owned by the County in accordance with rules governing ownership of property for federal tax income purposes.

The County shall not permit the proceeds of the Financing or any Equipment financed with the proceeds of the Financing to be used in any manner that would result (A) ten percent (10%) or more of such proceeds being considered as having been used directly or indirectly in any trade or business carried on by any natural person or in activity carried on by a person other than a natural person other than a government unit as provided in Section 141(b) of the Code or (B) five percent (5%) or more of such proceeds being considered as having been used directly or indirectly to make or finance loans to any person other than a governmental unit as provided in Section 141(c) of the Code.

The County is not party to or nor will it enter into any contracts with any person for the use or management of any Equipment provided with the proceeds of the Financing that do not conform to the guidelines set forth in Revenue Procedure 2017-13.

Section 6. Execution Authorization. The County authorizes the Chair of County Council, and County Administrator, each acting individually, to execute (by electronic or other means) in the name of the County, acknowledge, and deliver whatever documents, and the Clerk to County Council to attest each document and affix the County seal to each document (to the extent requested), as may be appropriate to effect the Energy Savings Measures, the Performance Contract, and the Financing, subject always to County’s intention that the Energy Savings Measures, the Performance Contract, and/or the Financing do not constitute “debt” of the County used in calculating the County’s “constitutional debt limit” as those terms are described in South Carolina Code Annotated section 11-27-10, *et seq.* The execution of a document by the County official so executing the document shall constitute conclusive evidence of the County’s approval of that document.

Section 7. Ratification of Acts. The County Council hereby ratifies and approves of any action heretofore or hereafter taken by the County Administrator and/or the County Attorney with respect to the approval of the Energy Saving Measures, the Performance Contract, and the Financing or otherwise to implement the intent of this Ordinance.

Section 8. General Repealer. All orders, resolutions, and parts thereof in conflict herewith are to the extent of that conflict hereby repealed.

Section 9. Effective Date. This Ordinance shall take effect and be in full force upon enactment by the County Council.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

Passed and approved this _____ day of _____, 2021.

OCONEE COUNTY, SOUTH CAROLINA

By: _____

John Elliott, Chairman
Oconee County Council

ATTEST:

By: _____

Katie Smith, Clerk to Council
Oconee County Council

First Reading: December 15, 2020

Second Reading: January 19, 2021

Public Hearing:

Third Reading:

EXHIBIT A
FORM OF PERFORMANCE CONTRACT

EXHIBIT B
[LENDER] TERM SHEET
(DECEMBER 11, 2020)

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2021-04**

AN ORDINANCE REQUIRING INDIVIDUALS TO WEAR FACE COVERINGS IN CERTAIN FACILITIES OWNED OR OPERATED BY OCONEE COUNTY (SUNSET PROVISION INCLUDED), AND OTHER MATTERS RELATED THERETO.

WHEREAS, the 2019 Novel Coronavirus (“COVID-19”) is a respiratory disease that can result in serious illness or death by the SARS-CoV-2 virus, which is a new strain of coronavirus previously unidentified in humans and which can spread from person to person;

WHEREAS, the Centers for Disease Control and Prevention (the “CDC”) has warned of the high public health threat posed by COVID-19 globally and in the United States;

WHEREAS, on January 31, 2020, the United States Department of Health and Human Services Secretary declared a public health emergency in the United States for COVID-19 under Section 391 of the Public Health Service Act;

WHEREAS, on March 13, 2020, the President of the United States declared that the COVID-19 outbreak in the United States constitutes a national emergency, which began on March 1, 2020;

WHEREAS, also on March 13, 2020, the Governor of the State of South Carolina (the “State”) issued Executive Order 2020-08, declaring a State of Emergency based on a determination that COVID-19 poses an actual or imminent public health emergency for the State;

WHEREAS, the Governor of the State has declared a continued State of Emergency by way of subsequent Executive Orders;

WHEREAS, the State continues to experience a significant number of identified new COVID-19 cases and related hospitalizations;

WHEREAS, health authorities, including the CDC, the Surgeon General of the United States, and the South Carolina Department of Health and Environmental Control have recommended the use of face coverings as a means of preventing the spread of COVID-19;

WHEREAS, S.C. Code §§ 4-9-25 and 4-9-30 grant to the County broad powers concerning health, order, safety, and the preservation thereof;

WHEREAS, the Oconee County Council has determined that it would serve the public interest and be within the County’s police powers under Home Rule and S.C. Code § 4-9-25 to require that individuals wear face coverings in certain County-owned or operated facilities (“County Facilities,” defined below); and

NOW, THEREFORE, be it ordained by the Oconee County Council as follows:

Section 1. Definitions. As used herein, the terms below shall have the following meanings:

- 1) "County Facility" means any building, structure, or real property owned, leased, rented, operated, or occupied by the County or one of its departments, offices, or agencies, and which is open to the public in general and which is being used for a public purpose. County-owned or operated facilities, the use of which is governed by other authorities, such as courthouses, or which are leased to and used by third parties, are not considered County Facilities for purposes of this Ordinance.
- 2) "Face Covering" means a uniform piece of cloth, fabric, or other material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Face Coverings include, but are not limited to, bandanas, medical masks, cloth masks, scarves, and gaiters, provided that they are worn such that they securely cover the person's nose and mouth.

Section 2. Use of Face Coverings within County.

- 1) All employees, customers, vendors, guests, and other visitors are required to wear Face Coverings while inside the enclosed area of any County Facility; and
- 2) All persons positioned outside, but in close proximity to, County Facilities are required to wear Face Coverings when maintaining a distance of less than six (6) feet between other persons.

Section 3. Exemptions. Face Coverings shall not be required:

- 1) For those who cannot wear a Face Covering due to a medical or behavioral condition;
- 2) For those whose religious beliefs prevent them from wearing a Face Covering;
- 3) For children seven (7) years of age and under, provided that adults accompanying children age two to seven (7) shall use reasonable efforts to cause those children to wear Face Coverings while inside the enclosed area of a County Facility;
- 4) For County employees in those situations where they are not required to wear a Face Covering under written County policy;
- 5) When complying with directions of law enforcement officers or other first responders; and
- 6) For law enforcement officers, firefighters, EMS, or other first responders while engaged in a public safety matter where it is not practical to wear a Face Covering; and
- 7) Such other individual exemptions as are granted in writing, on a case-by-case basis, by the County Administrator, on the advice of the Emergency Services Director and the County Attorney, and which are consistent with the spirit of this Ordinance.

Section 4. Violations: Civil Infraction. Any person violating the provisions of this Ordinance by failing to wear a Face Covering when required shall be guilty of a civil infraction, punishable by a penalty of not less than \$25.00 and not more than \$100.00.

Section 5. Suspension of Contrary Local Provisions. During the term of this Ordinance, any other ordinance, resolution, policy, or bylaw of the County that conflicts with the provisions hereof shall be and is hereby suspended and superseded.

Section 6. Severability. Should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 7. Expiration. This Ordinance shall expire the earlier of (1) June 30, 2021, or (2) when there is no longer a statewide emergency declaration related to the COVID-19 crisis.

This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2021.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

John Elliott
Chair, Oconee County Council

First Reading: _____
Second Reading: _____
Third Reading: _____
Public Hearing: _____

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2021-05**

AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF LAKE CORRIDOR SIGNAGE STANDARDS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend Article VIII (Sign Control) of Chapter 32 of the Code of Ordinances by adding “Lake Corridors’ Signage Standards,” as reflected on Attachment A hereto;

WHEREAS, County Council has therefore determined to modify Article VIII of Chapter 32 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Article VIII of Chapter 32 of the Code of Ordinances is hereby revised, rewritten, and amended to read as set forth in Attachment A, which is attached hereto and incorporated herein by reference. Attached hereto as Attachment B is a version of Article VIII of Chapter 32 showing the changes made to the existing ordinance; it is for illustrative purposes only, and shall not be codified.

2. County Council hereby approves and adopts Attachment A as the applicable land use provisions of the County in relation to Sign Control and directs that it be codified in the Oconee County Code of Ordinances.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard, zoning or rezoning act, actions, or decisions of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2021.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

John Elliott
Chair, Oconee County Council

First Reading: January 19, 2021
Second Reading: _____
Third Reading: _____
Public Hearing: _____

Attachment A

Ordinance 2021-05

Sec. 32-515. Title.

This article shall be known as the "Sign Control Ordinance of Oconee County, South Carolina."

Sec. 32-516. Purpose.

It is the purpose of this article to establish regulations for the safe and orderly placement of all signage to which this article applies in the unincorporated areas of the county; also, this article shall establish penalties necessary to discourage violations of these standards and to establish appropriate fees to offset costs associated with implementation.

Sec. 32-517. Authority.

This article is adopted pursuant to the provisions of S.C. Code § 4-9-25 and § 4-9-30. Personnel employed by the county as planning and zoning officials, code enforcement officers, building code officials, and personnel employed by the sheriff of the county are vested with the authority to enforce and administer signage control within the county.

Sec. 32-518. Jurisdiction and Appeals.

a. The regulations set forth in this article shall be applicable within the unincorporated areas of the county. All billboards and signs proposed to be constructed in the unincorporated areas of the county shall be permitted under, and/or governed by, these regulations. Billboards and signs existing at the time of the adoption of these standards shall be considered exempt, with the exception of any structure considered abandoned, disassembled, or otherwise removed from a site.

b. Appeals of staff decisions. Decisions made by the Planning director or their designee related to the issuance or denial of a sign permit may be appealed to the Oconee County Board of Zoning Appeals pursuant to the South Carolina Code of Laws and the Oconee County Code of Ordinances.

Sec. 32-519. Terms and definitions.

Except where specifically defined herein, all words used in this article shall carry their customary meanings. Where applicable, words used in the present tense include the future tense, and the singular includes the plural.

Abandoned billboard or sign means a billboard or sign which is not being maintained as required by this article, which has an obsolete advertising message or no advertising message, or one for which a permit has not been obtained or is not current. Public service signage shall not be considered abandoned under this definition.

Billboard means any advertising structure that directs persons to a different location from where the billboard is located or which is otherwise "off-premises" but makes no reference to a location.

Building mounted sign or billboard means any sign or billboard attached to, or artistically rendered upon (such as a painting), a building or canopy/awning attached to a building or structure.

Excepted billboard means a billboard falling within one of the following categories that are excepted from the county's general billboard prohibition: (1) a billboard which is visible from Interstate 85 and which is erected with the purpose of its message being read from the traveled way of Interstate 85, as determined by the Planning Director; (2) a billboard which is less than thirty-three (33) square feet in size and less than ten (10) linear feet in height; (3) a billboard erected by or for a governmental entity for a public purpose; and (4) an Existing billboard.

Existing billboard means a billboard lawfully erected within the boundaries of the county prior to the adoption of this article, as amended by Oconee County Ordinance 2020-_____.

Group development means any aggregate non-residential, mixed-use, and/or multi-family development project, commonly referred to as (by way of example and not limitation) a strip mall, mall, town-center development, apartment or condominium complex, or town-home community, which is constructed on one or multiple lots of land.

Sign means any sign structure or combination of sign structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, advertising structure, advertisement, logo, symbol or other form which is designated, intended, or used to advertise or inform in relation to the premises on which it is located, any part of the message or informative contents of which is visible from the main traveled way. The term does not include official traffic control signs, official markers, or specific information panels erected, caused to be erected, or approved by the state department of transportation; signs erected by or for a governmental entity for a public purpose are also excluded from operation of this article.

Sign area means the entire face of a sign or billboard, including the advertising surface and any framing, trim, or molding, but not including the supporting structure. For non-rectangular signs or billboards, the sign area shall be equal to that of the smallest rectangle that encompasses all features of that sign or billboard. For stacked signs or billboards, the sign area shall be that of the small rectangle that encompasses all signs or billboards in the stack.

Sign permit means any permit, other than a building permit, obtained by an applicant from the county for the purpose of the construction or maintenance of a sign or billboard, or a permit obtained for any sign or billboard to be placed on public property, including a county-owned or operated right-of-way.

Stacked sign or billboard means any structure so configured to present two or more sign areas at different elevations and/or presenting two or more sign areas facing in the same direction.

Temporary Billboard means a billboard placed in a location, or intended for a use, that is clearly not permanent in nature. A billboard with an intended use that is related to a specific event, of a definite time and limited duration, shall be deemed a Temporary billboard.

Temporary Sign means a sign placed in a location, or intended for a use, that is clearly not permanent in nature. A sign with an intended use that is related to a specific event, of a definite time and limited duration, shall be deemed a Temporary sign.

Sec. 32-520. Billboards.

1. Only Excepted billboards are authorized within the unincorporated area of the county.
2. No billboard shall be erected within one thousand and three hundred (1,300) feet of another billboard located on the same road. This distance shall be measured as the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the location of an existing billboard to the proposed site.
3. Maximum sign area for any billboard is six hundred and seventy-two (672) square feet.
4. No billboard shall be located along any federal, state, or county designated scenic highway or roadway.
5. Stacked billboards are permitted subject to the sign area calculation in section 32-519.
6. Billboards less than thirty-three (33) square in size feet are exempt from permitting unless illuminated or exceeding seven (7) feet in height and/or until the aggregate size of billboards is less than thirty-three (33) square feet in size exceeds thirty-three (33) square feet on a given lot. This exemption applies to internal directional or wayfinding signage.
7. Replacing any billboard for content change, repair, or other replacement, provided the square footage of the billboard does not increase, is exempt from permitting under this article.

8. This ordinance does not apply to temporary billboards.

Sec. 32-521. General provisions applicable to signs – (monument, pole, and similar signs):

1. The following provisions apply to all signs unless a special provision contained in this article clearly indicates otherwise:
2. Number. One sign is authorized for each one hundred (100) linear feet of road frontage.
3. Size. The maximum allowable sign area per sign is seventy-five (75) square feet.
4. Height. The maximum allowable height of a sign is twenty (20) feet.
5. Setbacks. All signs shall be setback five (5) feet from the front property line and (10) ten feet from the side and rear property lines. No portion of a sign may extend into a right-of-way, over a property line, or over a drive or road. Setbacks are measured from the right-of-way if the right-of-way projects over the property line.
6. Building mounted signs. Building mounted signs are not subject to the numerical limits above; however, the maximum size of any one building mounted sign is one hundred and fifty (150) square feet, and the total sign area per building may not exceed two hundred (200) square feet. Additionally, roof mounted signs must be approved as a special exception by the Oconee County Board of Zoning Appeals.
7. Illumination.
 - i. Signs shall be top-lighted, with the light source facing downward, or internally illuminated.
 - ii. No sign shall be erected, or any existing sign operated, where illumination is of such intensity or brilliance as to cause glare or impair the vision of any driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.
 - iii. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at any portion of a traveled right-of-way.
 - iv. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at a residential property.
 - v. No sign's light source shall be located so that it may be seen from residential property.
8. Automatic changeable message devices. Not permitted.
9. Moving / rotating signage. Not permitted.
10. Window signs. Window signs shall be static and shall not flash, blink, or scroll. There is no limit on the number or type of windows signs. Window signs do not count towards the total number of square footage of building mounted signage. Window signs shall be legible only from the premises on which they are located.
11. Signs and billboards on public property. Any sign or billboard installed or placed on public property, including county-owned or operated rights-of-way, except in conformance with the requirements of this article and expressly permitted by the appropriate governing authority, shall be deemed illegal and shall be subject to removal. In addition to other remedies hereunder, the county shall have the right to recover the cost of removal and disposal of such sign or billboard from the owner or the person who placed it.
12. Sculptural and nonplanar signs. The surface area of a spherical, free form, sculptural, or other nonplanar sign may be equal to the applicable amount of square footage permitted.

13. Corner lots and double frontage properties. Each frontage is allowed the specified amount of ground signage indicated in this section 32-521.

14. Signs exempt from permitting:

- i. Signs less than thirty-three (33) square feet in size are exempt from permitting unless illuminated or exceeding seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein. This exemption applies to internal directional or wayfinding signage.
- ii. Replacing any sign face for content change, repair, or other replacement, provided the square footage of the sign face does not increase.

15. This ordinance does not apply to temporary signs.

Sec. 32-522. Special provisions applicable to residential subdivision entrance signage.

- 1. Each residential subdivision entrance is allowed two (2) subdivision entrance signs. Such signs shall be located outside of rights-of-way and shall not encroach into any corner sight visibility triangle.
- 2. Subdivision entrance signs may be internally or externally illuminated.
- 3. Subdivision entrance signs shall not exceed seventy-five (75) square feet; shall be designed as a monument or ground sign; and shall not exceed twenty (20) feet in height. Such signs may, however, be incorporated into a wall, fence, or other structure that also shall not exceed twenty (20) feet in height. Such structures shall be located at least fifteen (15) feet from rights-of-way and shall be subject to all applicable building codes and permitting.

Sec. 32-523. Special provisions applicable group development signage.

- 1. Group development signage shall not be considered a billboard if located within the project area as determined by the Planning Director.
- 2. Individual businesses and developments within Group developments will not be permitted to construct their own ground signage along public right-of-ways.
- 3. Group development ground signs (monument, pole, and similar Signs):

Maximum number of ground signs in relation to road frontage	Maximum number of individual signs per ground sign	Total sign area, combined, per ground sign	Maximum height
Up to two hundred (200) linear feet of road frontage - two (2) ground Signs permitted	Five (5)	One hundred (100) square feet	Twenty (20) feet
More than two hundred (200) linear feet – three (3) ground Signs permitted	Ten (10)	Two hundred (200) square feet	Twenty (20) feet

- 4. Setbacks. All signs shall be setback five (5) feet from the front property line and ten (10) feet from the side and rear property lines. No portion of the sign may extend into the right-of-way,

over a property line, or over a drive or road. Setbacks are measured from the right-of-way if the right-of-way projects over the property line.

5. Group development building mounted signs: canopy, marquee, wall, and similar signs.
 - a. Number of signs limited to two (2) per business.
 - b. Maximum square footage is limited to one hundred and fifty (150) square feet per sign.
 - c. Lighting, if any, shall be internal or downward facing.

Sec. 32-524 - Lake Corridors' signage standards.

1. Jurisdiction. The regulations set forth in this section shall be applicable to developments within the unincorporated areas of the county along the following corridors with on-premise signage ("lake corridor signs") visible from the following corridors:
 - a. South Carolina Highway 130 from the City of Seneca municipal boundary to the Town of Salem municipal boundary;
 - b. South Carolina Highway 183 from South Carolina Highway 188 to the Pickens County-line;
 - c. South Carolina Highway 188.

These provisions are in addition to and supplement the remainder of the Sign Control Ordinance of Oconee County, South Carolina. To the extent there is a conflict between a provision in this section and the remaining provisions of the Sign Control Ordinance of Oconee County, South Carolina, the terms of this section apply.

2. General provisions applicable to lake corridor signs. The following provisions apply to all lake corridor signs unless a special provision contained in this section clearly indicates otherwise:
 - a. Height. The maximum allowable height of a free-standing sign, such as monument, pole, or other is seven (7) feet.
 - b. Setbacks. All signs shall be setback five (5) feet from any right-of-way(s) or front lot line, whichever is greater, and (10) ten feet from the side and rear lot lines. No portion of a sign may extend into a right-of-way, over a lot line, or over a public or private right-of-way.
 - c. Quantity. One (1) free-standing sign and one (1) building-mounted sign per lot unless otherwise indicated in this article.
 - d. Area of free-standing signs. Up to thirty-three (33) square feet.
 - e. Area of building-mounted signs. Area permitted is twenty-five (25) percent of the total building façade that is facing a public or private right-of-way, and the sign must be installed flush with the building and project no more than twenty-four (24) inches.
 - f. Canopy & awning signs. Businesses with awnings over windows and/or doors may include signage information on the awnings in addition to the otherwise permitted sign types.

- g. Illumination:
 - i. Signs shall be top-lighted, with the light source facing downward, or internally illuminated.
 - ii. No sign shall be erected where illumination is of such intensity or brilliance as to cause glare or impair the vision of any driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.
 - iii. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at any portion of a traveled right-of-way.
 - iv. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at a residential lot.
 - v. No sign's light source shall be located so that it may be seen from residential lot.
 - h. Automatic changeable message devices. Not permitted.
 - i. Moving/rotating signage. Not permitted.
 - j. Window signs. Window signs shall have a static message and shall not flash, blink, or scroll. There is no limit on the number or type of windows signs. Window signs do not count towards the total number of square footage of building-mounted signage. Window signs shall be legible only from the premises on which they are located.
 - k. Signs on public property. Any sign installed or placed on public property, including county-owned or operated rights-of-way, except in conformance with the requirements of this section and expressly permitted by the appropriate governing authority, shall be deemed illegal and shall be subject to removal. In addition to other remedies hereunder, the county shall have the right to recover the cost of removal and disposal of such sign from the owner or the person who placed it.
 - l. Sculptural and nonplanar signs. The surface area of a spherical, free form, sculptural, or other nonplanar sign may be equal to the applicable amount of square footage permitted.
 - m. Corner lots and double frontage properties adjacent to a public or private right-of-way. Each frontage is allowed the specified amount of ground signage indicated in Sec. 32-524.2(c).
3. Special provisions applicable to group development signage.
- a. Group development signage shall not be considered a billboard if located within the project area as determined by the Planning Director or their designee
 - b. Individual businesses and developments within Group developments will not be permitted to construct their own free-standing signage along public or private right-of-ways.
 - c. All group development signage shall adhere to the following standards:

- i. Height. The maximum allowable height of a free-standing sign, such as monument, pole, or other is seven (7) feet.
- ii. Setbacks. All signs shall be setback five (5) feet from any right-of-way(s) or front lot line, whichever is greater, and (10) ten feet from the side and rear lot lines. No portion of a sign may extend into a right-of-way, over a lot line or over a public or private right-of-way.
- iii. Quantity and area of free-standing signs. Lots with 1-3 businesses may have 1-3 signs totaling no more than thirty-three (33) square feet, when combined, on one sign structure. Lots with four or more businesses, the sign size may be increased by two (2) sq. ft. for each number of businesses over three (3).
- iv. Area of building-mounted signs. Area permitted is twenty-five (25) percent of the building's total façades facing a public or private right-of-way and must be installed flush with the building and project no more than 24 inches.
- v. Canopy and awning signs. Businesses with awnings over windows and/or doors may include signage information on the awnings in addition to the two otherwise permitted sign types.
- vi. Illumination:
 - a. Signs shall be top-lighted, with the light source facing downward, or internally illuminated.
 - b. No sign shall be erected where illumination is of such intensity or brilliance as to cause glare or impair the vision of any driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.
 - c. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at any portion of a traveled right-of-way.
 - d. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at a residential lot.
 - e. No sign's light source shall be located so that it may be seen from residential lot.
- vii. Automatic changeable message devices. Not permitted.
- viii. Moving/rotating signage. Not permitted.
- ix. Window signs. Window signs shall have a static message and shall not flash, blink, or scroll. There is no limit on the number or type of windows signs. Window signs do not count towards the total number of square footage of building-mounted signage. Window signs shall be legible only from the premises on which they are located.
- x. Signs on public property. Any sign installed or placed on public property, including county-owned or operated rights-of-way, except in conformance with the requirements of this article and expressly permitted by the appropriate governing authority, shall be deemed illegal and shall be subject to removal. In addition to other remedies hereunder, the county shall have the

right to recover the cost of removal and disposal of such sign from the owner or the person who placed it.

- xi. Sculptural and nonplanar signs. The surface area of a spherical, free form, sculptural, or other nonplanar sign may be equal to the applicable amount of square footage permitted.
- xii. Corner lots and double frontage properties adjacent to a public or private right-of-way. Each frontage is allowed the specified amount of free-standing and building mounted signage indicated in this Sec 32-524.3(c)iii.

4. Residential subdivisions.

a. Special provisions applicable to residential subdivision entrance signage.

- i. Each residential subdivision entrance is allowed two (2) subdivision entrance signs. Such signs shall be located outside of right-of-ways and shall not encroach into any corner sight visibility triangle.
- ii. Square footage of each sign may not exceed thirty-three (33) square feet

5. Exempt signs.

a. The following signage, which is exempt from obtaining a land-use permit under this section, must nonetheless follow all General Provisions in Sec. 32-524.2.

- i. Miscellaneous signs. A sign which does not directly call attention to the place, product, institution, business, organization, activity or service available on the premises. Examples include, "no trespassing/hunting/soliciting," and memberships in associations, cooperatives, fraternal organizations or the like.

And; that are less than less than thirty-three (33) square feet in size and less than seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein.

- ii. Temporary signs such as, but not limited to, the following and as defined in Sec. 32-519:

- Construction
- Political
- Special event
- Real estate
- Seasonal farm and forestry products
- Garage and yard sale

And; that are less than thirty-three (33) square feet in size and less than seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein.

- iii. Replacing any sign face for content change, repair, or other replacement, provided the square footage of the sign face does not change and the dimensions or location of the support structure of the signage does not change.

- iv. No exempt sign shall be placed in any public right-of-way.
- v. No exempt sign shall create an unsafe environment for vehicular or pedestrian travel.
- vi. Signage required by local, state or federal regulations for life-safety purposes are exempt.
- vii. Internal directional or wayfinding signage that are less than thirty-three (33) square feet in size and less than seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein.

6. Prohibited signs

The following signs are expressly prohibited, unless otherwise stated in this section:

- a. Animated and Moving Signs. A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.
- b. Flashing and Message Signs. Any signs that include lights or messages which change flash, blink or turn on and off intermittently, but specifically excluding time and temperature signs which display no other text or images.
- c. Glaring Signs. Signs with light sources or which reflect brightness in a manner which constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.
- d. Obstructive Signs. A sign or other advertising device erected or maintained at any road intersection in a manner so as to obstruct free and clear vision of the intersection.
- e. Posters and Handbills. Any signs affixed to any structures, trees or other natural vegetation, rocks or poles.
- f. Signs of any type or size are not permitted on public utility poles, public lighting poles, or other similar structures.
- g. Roof mounted signs.
- h. Simulated traffic signs and obstructions. Any sign which may be confused with, or obstruct the view of, any authorized traffic sign or signal, obstruct the sight-distance triangle at any road intersection or extend into the public right-of-way.
- i. Banners spanning county roadways are prohibited. Banners spanning state roadways require permission from the South Carolina Department of Transportation and issuance of a highway occupancy permit.

j. Street rights-of-way. No sign or advertising device, including projecting signs, shall be located in or project over any road right-of-way nor be located within the clear sight triangle of any intersection. Exceptions include public signs or signs erected by a governmental agency.

k. Lights or other devices used on a temporary basis on parcels on which carnivals, fairs, or other similar temporary activities are held.

l. Vehicle signs. Any sign displayed on a parked trailer or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This section shall permit the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes.

m. A-frame/wheeled signs. Any portable "A" frame or similar portable sign is prohibited except on a temporary basis not to exceed seventy-two (72) consecutive hours not more than once per year.

n. Sign emissions. No sign which emits smoke, visible vapors, particles, sound or odor shall be permitted.

o. Mirrors. No mirrors or mirror devices shall be used as part of any sign

Sec. 32-525. Abandoned billboards and signs.

An abandoned billboard or sign, as defined by this article, shall be removed by the owner thereof or the owner of the property upon which the billboard or sign is located within forty-five (45) days of notification by the county that the billboard or sign is deemed abandoned. The billboard or sign owner and/or the property owner may appeal the county's designation of the billboard or sign as abandoned to the magistrate's court of the county during the forty-five (45) day period to remove the billboard or sign. If the property owner files a timely appeal, the time period for removing the billboard or sign shall be tolled until the magistrate's court renders a decision. In the event that an abandoned billboard or sign is removed, the billboard or sign owner and/or the property owner shall have the right to replace it in the same location with a new billboard or sign of the same size and height for a period of six (6) months from the date of removal.

Sec. 32-526. Billboard and sign submittal process.

1. Signs and billboards permitted under these regulations shall impose no obvious hazards to any drivers, pedestrians, bicyclists, or other users of any public road in the unincorporated areas of the county. As such, the following materials shall be submitted to the planning director or his/her designee at the time of application:
 - a. A completed application form;
 - b. A detailed site plan prepared and stamped by a surveyor licensed by the state, noting the proposed location of the structure, and verification that the new sign or billboard meets all location requirements set forth in this article;
 - c. A set of construction plans, to include all proposed lighting features. All plans submitted shall be stamped by appropriate professionals licensed by the state; and
 - d. Payment of required fees.

Sec. 32-527. Maintenance requirements.

All signage subject to this article must be structurally safe and maintained in a good state of repair which includes, but is not limited to, the following:

1. The sign area must be maintained free of peeling, chipping, rusting, wearing and fading so as to be fully legible at all times.
2. All parts of the sign, including the cutouts, extensions, border, trim, and sign structure must be maintained in a safe manner, free from rusting, rotting, breaking and other deterioration.
3. The sign face must not have any vegetation growing upon it or touching or clinging to it.

Sec. 32-528. Fees.

Fees shall be established for the cost of a sign permit by county council from time to time.

Sec. 32-529. Permits.

Upon satisfactory completion of all requirements set forth in this article, the owner/agent shall be issued a land use permit by the planning director or his/her designee for construction of the billboard or sign. The land use permit shall be valid for six (6) months from the date of issue; the owner/agent may be granted a one-time six (6) month extension, provided a written request is submitted to the planning director no later than seven (7) working days prior to the original expiration date. Request for extension shall include documentation of efforts to obtain other necessary permits and permissions needed to begin construction, specifically noting the reason for the extension request. Extensions shall be granted only to those projects that were delayed through no fault of the owner/agent of the billboard or sign. The land use permit issued by the planning director shall in no way be construed to be a building permit needed to begin construction of a sign. No building permit, or other county-issued permits, certification or approval, shall be issued for a billboard or sign prior to the issuance of the land use permit. Replacing any billboard or sign face with no change in sign area, structure, or use of electricity does not require a permit.

Sec. 32-530. Penalties.

Any person or entity violating the regulations set forth in this article is guilty of a misdemeanor and may be fined up to five hundred and 00/100 dollars (\$500.00) or imprisoned for thirty (30) days or both.

Secs. 32-531 - 32-600. Reserved.

Oconee County, South Carolina



Attachment B
highlights proposed
changes

Attachment B

Ordinance 2021-05

(Highlights denote new or changed language.)

Sec. 32-515. Title.

This article shall be known as the “Sign Control Ordinance of Oconee County, South Carolina.”

Sec. 32-516. Purpose.

It is the purpose of this article to establish regulations for the safe and orderly placement of all signage to which this article applies in the unincorporated areas of the county; also, this article shall establish penalties necessary to discourage violations of these standards and to establish appropriate fees to offset costs associated with implementation.

Sec. 32-517. Authority.

This article is adopted pursuant to the provisions of S.C. Code § 4-9-25 and § 4-9-30. Personnel employed by the county as planning and zoning officials, code enforcement officers, building code officials, and personnel employed by the sheriff of the county are vested with the authority to enforce and administer signage control within the county.

Sec. 32-518. Jurisdiction and Appeals.

a. The regulations set forth in this article shall be applicable within the unincorporated areas of the county. All billboards and signs proposed to be constructed in the unincorporated areas of the county shall be permitted under, and/or governed by, these regulations. Billboards and signs existing at the time of the adoption of these standards shall be considered exempt, with the exception of any structure considered abandoned, disassembled, or otherwise removed from a site.

b. Appeals of staff decisions. Decisions made by the Planning director or their designee related to the issuance or denial of a sign permit may be appealed to the Oconee County Board of Zoning Appeals pursuant to the South Carolina Code of Laws and the Oconee County Code of Ordinances.

Sec. 32-519. Terms and definitions.

Except where specifically defined herein, all words used in this article shall carry their customary meanings. Where applicable, words used in the present tense include the future tense, and the singular includes the plural.

Abandoned billboard or sign means a billboard or sign which is not being maintained as required by this article, which has an obsolete advertising message or no advertising message, or one for which a permit has not been obtained or is not current. Public service signage shall not be considered abandoned under this definition.

Billboard means any advertising structure that directs persons to a different location from where the billboard is located or which is otherwise "off-premises" but makes no reference to a location.

Building mounted sign or billboard means any sign or billboard attached to, or artistically rendered upon (such as a painting), a building or canopy/awning attached to a building or structure.

Excepted billboard means a billboard falling within one of the following categories that are excepted from the county’s general billboard prohibition: (1) a billboard which is visible from Interstate 85 and which is erected with the purpose of its message being read from the traveled way of Interstate 85, as determined by the Planning Director; (2) a billboard which is less than thirty-three (33) square feet in size and less than ten (10) linear feet in height; (3) a billboard erected by or for a governmental entity for a public purpose; and (4) an Existing billboard.

Existing billboard means a billboard lawfully erected within the boundaries of the county prior to the adoption of this article, as amended by Oconee County Ordinance 2020-___.

Group development means any aggregate non-residential, mixed-use, and/or multi-family development project, commonly referred to as (by way of example and not limitation) a strip mall, mall, town-center development, apartment or condominium complex, or town-home community, which is constructed on one or multiple lots of land.

Sign means any sign structure or combination of sign structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, advertising structure, advertisement, logo, symbol or other form which is designated, intended, or used to advertise or inform in relation to the premises on which it is located, any part of the message or informative contents of which is visible from the main traveled way. The term does not include official traffic control signs, official markers, or specific information panels erected, caused to be erected, or approved by the state department of transportation; signs erected by or for a governmental entity for a public purpose are also excluded from operation of this article.

Sign area means the entire face of a sign or billboard, including the advertising surface and any framing, trim, or molding, but not including the supporting structure. For non-rectangular signs or billboards, the sign area shall be equal to that of the smallest rectangle that encompasses all features of that sign or billboard. For stacked signs or billboards, the sign area shall be that of the small rectangle that encompasses all signs or billboards in the stack.

Sign permit means any permit, other than a building permit, obtained by an applicant from the county for the purpose of the construction or maintenance of a sign or billboard, or a permit obtained for any sign or billboard to be placed on public property, including a county-owned or operated right-of-way.

Stacked sign or billboard means any structure so configured to present two or more sign areas at different elevations and/or presenting two or more sign areas facing in the same direction.

Temporary Billboard means a billboard placed in a location, or intended for a use, that is clearly not permanent in nature. A billboard with an intended use that is related to a specific event, of a definite time and limited duration, shall be deemed a Temporary billboard.

Temporary Sign means a sign placed in a location, or intended for a use, that is clearly not permanent in nature. A sign with an intended use that is related to a specific event, of a definite time and limited duration, shall be deemed a Temporary sign.

Sec. 32-520. Billboards.

1. Only Excepted billboards are authorized within the unincorporated area of the county.
2. No billboard shall be erected within one thousand and three hundred (1,300) feet of another billboard located on the same road. This distance shall be measured as the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the location of an existing billboard to the proposed site.
3. Maximum sign area for any billboard is six hundred and seventy-two (672) square feet.
4. No billboard shall be located along any federal, state, or county designated scenic highway or roadway.
5. Stacked billboards are permitted subject to the sign area calculation in section 32-519.
6. Billboards less than thirty-three (33) square in size feet are exempt from permitting unless illuminated or exceeding seven (7) feet in height and/or until the aggregate size of billboards is less than thirty-three (33) square feet in size exceeds thirty-three (33) square feet on a given lot. This exemption applies to internal directional or wayfinding signage.

7. Replacing any billboard for content change, repair, or other replacement, provided the square footage of the billboard does not increase, is exempt from permitting under this article.
8. This ordinance does not apply to temporary billboards.

Sec. 32-521. General provisions applicable to signs – (monument, pole, and similar signs):

1. The following provisions apply to all signs unless a special provision contained in this article clearly indicates otherwise:
2. Number. One sign is authorized for each one hundred (100) linear feet of road frontage.
3. Size. The maximum allowable sign area per sign is seventy-five (75) square feet.
4. Height. The maximum allowable height of a sign is twenty (20) feet.
5. Setbacks. All signs shall be setback five (5) feet from the front property line and (10) ten feet from the side and rear property lines. No portion of a sign may extend into a right-of-way, over a property line, or over a drive or road. Setbacks are measured from the right-of-way if the right-of-way projects over the property line.
6. Building mounted signs. Building mounted signs are not subject to the numerical limits above; however, the maximum size of any one building mounted sign is one hundred and fifty (150) square feet, and the total sign area per building may not exceed two hundred (200) square feet. Additionally, roof mounted signs must be approved as a special exception by the Oconee County Board of Zoning Appeals.
7. Illumination.
 - i. Signs shall be top-lighted, with the light source facing downward, or internally illuminated.
 - ii. No sign shall be erected, or any existing sign operated, where illumination is of such intensity or brilliance as to cause glare or impair the vision of any driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.
 - iii. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at any portion of a traveled right-of-way.
 - iv. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at a residential property.
 - v. No sign's light source shall be located so that it may be seen from residential property.
8. Automatic changeable message devices. Not permitted.
9. Moving / rotating signage. Not permitted.
10. Window signs. Window signs shall be static and shall not flash, blink, or scroll. There is no limit on the number or type of windows signs. Window signs do not count towards the total number of square footage of building mounted signage. Window signs shall be legible only from the premises on which they are located.
11. Signs and billboards on public property. Any sign or billboard installed or placed on public property, including county-owned or operated rights-of-way, except in conformance with the requirements of this article and expressly permitted by the appropriate governing authority, shall be deemed illegal and shall be subject to removal. In addition to other remedies hereunder, the county shall have the right to recover the cost of removal and disposal of such sign or billboard from the owner or the person who placed it.

12. Sculptural and nonplanar signs. The surface area of a spherical, free form, sculptural, or other nonplanar sign may be equal to the applicable amount of square footage permitted.
13. Corner lots and double frontage properties. Each frontage is allowed the specified amount of ground signage indicated in this section 32-521.
14. Signs exempt from permitting:
 - i. Signs less than thirty-three (33) square feet in size are exempt from permitting unless illuminated or exceeding seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein. This exemption applies to internal directional or wayfinding signage.
 - ii. Replacing any sign face for content change, repair, or other replacement, provided the square footage of the sign face does not increase.
15. This ordinance does not apply to temporary signs.

Sec. 32-522. Special provisions applicable to residential subdivision entrance signage.

1. Each residential subdivision entrance is allowed two (2) subdivision entrance signs. Such signs shall be located outside of rights-of-way and shall not encroach into any corner sight visibility triangle.
2. Subdivision entrance signs may be internally or externally illuminated.
3. Subdivision entrance signs shall not exceed seventy-five (75) square feet; shall be designed as a monument or ground sign; and shall not exceed twenty (20) feet in height. Such signs may, however, be incorporated into a wall, fence, or other structure that also shall not exceed twenty (20) feet in height. Such structures shall be located at least fifteen (15) feet from rights-of-way and shall be subject to all applicable building codes and permitting.

Sec. 32-523. Special provisions applicable group development signage.

1. Group development signage shall not be considered a billboard if located within the project area as determined by the Planning Director.
2. Individual businesses and developments within Group developments will not be permitted to construct their own ground signage along public right-of-ways.
3. Group development ground signs (monument, pole, and similar Signs):

Maximum number of ground signs in relation to road frontage	Maximum number of individual signs per ground sign	Total sign area, combined, per ground sign	Maximum height
Up to two hundred (200) linear feet of road frontage - two (2) ground Signs permitted	Five (5)	One hundred (100) square feet	Twenty (20) feet
More than two hundred (200) linear feet – three (3) ground Signs permitted	Ten (10)	Two hundred (200) square feet	Twenty (20) feet

4. Setbacks. All signs shall be setback five (5) feet from the front property line and ten (10) feet from the side and rear property lines. No portion of the sign may extend into the right-of-way, over a property line, or over a drive or road. Setbacks are measured from the right-of-way if the right-of-way projects over the property line.
5. Group development building mounted signs: canopy, marquee, wall, and similar signs.
 - a. Number of signs limited to two (2) per business.
 - b. Maximum square footage is limited to one hundred and fifty (150) square feet per sign.
 - c. Lighting, if any, shall be internal or downward facing.

Sec. 32-524 - Lake Corridors' signage standards.

1. Jurisdiction. The regulations set forth in this section shall be applicable to developments within the unincorporated areas of the county along the following corridors with on-premise signage ("lake corridor signs") visible from the following corridors:
 - a. South Carolina Highway 130 from the City of Seneca municipal boundary to the Town of Salem municipal boundary;
 - b. South Carolina Highway 183 from South Carolina Highway 188 to the Pickens County-line;
 - c. South Carolina Highway 188.

These provisions are in addition to and supplement the remainder of the Sign Control Ordinance of Oconee County, South Carolina. To the extent there is a conflict between a provision in this section and the remaining provisions of the Sign Control Ordinance of Oconee County, South Carolina, the terms of this section apply.

2. General provisions applicable to lake corridor signs. The following provisions apply to all lake corridor signs unless a special provision contained in this section clearly indicates otherwise:
 - a. Height. The maximum allowable height of a free-standing sign, such as monument, pole, or other is seven (7) feet.
 - b. Setbacks. All signs shall be setback five (5) feet from any right-of-way(s) or front lot line, whichever is greater, and (10) ten feet from the side and rear lot lines. No portion of a sign may extend into a right-of-way, over a lot line, or over a public or private right-of-way.
 - c. Quantity. One (1) free-standing sign and one (1) building-mounted sign per lot unless otherwise indicated in this article.
 - d. Area of free-standing signs. Up to thirty-three (33) square feet.
 - e. Area of building-mounted signs. Area permitted is twenty-five (25) percent of the total building façade that is facing a public or private right-of-way, and the sign must be installed flush with the building and project no more than twenty-four (24) inches.

f. Canopy & awning signs. Businesses with awnings over windows and/or doors may include signage information on the awnings in addition to the otherwise permitted sign types.

g. Illumination:

i. Signs shall be top-lighted, with the light source facing downward, or internally illuminated.

ii. No sign shall be erected where illumination is of such intensity or brilliance as to cause glare or impair the vision of any driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.

iii. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at any portion of a traveled right-of-way.

iv. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at a residential lot.

v. No sign's light source shall be located so that it may be seen from residential lot.

h. Automatic changeable message devices. Not permitted.

i. Moving/rotating signage. Not permitted.

j. Window signs. Window signs shall have a static message and shall not flash, blink, or scroll. There is no limit on the number or type of window signs. Window signs do not count towards the total number of square footage of building-mounted signage. Window signs shall be legible only from the premises on which they are located.

k. Signs on public property. Any sign installed or placed on public property, including county-owned or operated rights-of-way, except in conformance with the requirements of this section and expressly permitted by the appropriate governing authority, shall be deemed illegal and shall be subject to removal. In addition to other remedies hereunder, the county shall have the right to recover the cost of removal and disposal of such sign from the owner or the person who placed it.

l. Sculptural and nonplanar signs. The surface area of a spherical, free form, sculptural, or other nonplanar sign may be equal to the applicable amount of square footage permitted.

m. Corner lots and double frontage properties adjacent to a public or private right-of-way. Each frontage is allowed the specified amount of ground signage indicated in Sec. 32-524.2(c).

3. Special provisions applicable to group development signage.

a. Group development signage shall not be considered a billboard if located within the project area as determined by the Planning Director or their designee

b. Individual businesses and developments within Group developments will not be permitted to construct their own free-standing signage along public or private right-of-ways.

c. All group development signage shall adhere to the following standards:

- i. Height. The maximum allowable height of a free-standing sign, such as monument, pole, or other is seven (7) feet.
- ii. Setbacks. All signs shall be setback five (5) feet from any right-of-way(s) or front lot line, whichever is greater, and (10) ten feet from the side and rear lot lines. No portion of a sign may extend into a right-of-way, over a lot line or over a public or private right-of-way.
- iii. Quantity and area of free-standing signs. Lots with 1-3 businesses may have 1-3 signs totaling no more than thirty-three (33) square feet, when combined, on one sign structure. Lots with four or more businesses, the sign size may be increased by two (2) sq. ft. for each number of businesses over three (3).
- iv. Area of building-mounted signs. Area permitted is twenty-five (25) percent of the building's total façades facing a public or private right-of-way and must be installed flush with the building and project no more than 24 inches.
- v. Canopy and awning signs. Businesses with awnings over windows and/or doors may include signage information on the awnings in addition to the two otherwise permitted sign types.
- vi. Illumination:
 - a. Signs shall be top-lighted, with the light source facing downward, or internally illuminated.
 - b. No sign shall be erected where illumination is of such intensity or brilliance as to cause glare or impair the vision of any driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.
 - c. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at any portion of a traveled right-of-way.
 - d. No sign shall be erected, or any existing sign operated, where illumination is not shielded to prevent light from being directed at a residential lot.
 - e. No sign's light source shall be located so that it may be seen from residential lot.
- vii. Automatic changeable message devices. Not permitted.
- viii. Moving/rotating signage. Not permitted.
- ix. Window signs. Window signs shall have a static message and shall not flash, blink, or scroll. There is no limit on the number or type of windows signs. Window signs do not count towards the total number of square footage of building-mounted signage. Window signs shall be legible only from the premises on which they are located.
- x. Signs on public property. Any sign installed or placed on public property, including county-owned or operated rights-of-way, except in conformance with the requirements of this article and expressly permitted by the appropriate governing authority, shall be deemed illegal and shall be subject

to removal. In addition to other remedies hereunder, the county shall have the right to recover the cost of removal and disposal of such sign from the owner or the person who placed it.

- xi. Sculptural and nonplanar signs. The surface area of a spherical, free form, sculptural, or other nonplanar sign may be equal to the applicable amount of square footage permitted.
- xii. Corner lots and double frontage properties adjacent to a public or private right-of-way. Each frontage is allowed the specified amount of free-standing and building mounted signage indicated in this Sec 32-524.3(c)iii.

4. Residential subdivisions.

a. Special provisions applicable to residential subdivision entrance signage.

- i. Each residential subdivision entrance is allowed two (2) subdivision entrance signs. Such signs shall be located outside of right-of-ways and shall not encroach into any corner sight visibility triangle.
- ii. Square footage of each sign may not exceed thirty-three (33) square feet

5. Exempt signs.

a. The following signage, which is exempt from obtaining a land-use permit under this section, must nonetheless follow all General Provisions in Sec. 32-524.2.

- i. Miscellaneous signs. A sign which does not directly call attention to the place, product, institution, business, organization, activity or service available on the premises. Examples include, "no trespassing/hunting/soliciting," and memberships in associations, cooperatives, fraternal organizations or the like.

And; that are less than less than thirty-three (33) square feet in size and less than seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein.

- ii. Temporary signs such as, but not limited to, the following and as defined in Sec. 32-519:

- Construction
- Political
- Special event
- Real estate
- Seasonal farm and forestry products
- Garage and yard sale

And; that are less than thirty-three (33) square feet in size and less than seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein.

- iii. Replacing any sign face for content change, repair, or other replacement, provided the square footage of the sign face does not change and the

dimensions or location of the support structure of the signage does not change.

- iv. No exempt sign shall be placed in any public right-of-way.
- v. No exempt sign shall create an unsafe environment for vehicular or pedestrian travel.
- vi. Signage required by local, state or federal regulations for life-safety purposes are exempt.
- vii. Internal directional or wayfinding signage that are less than thirty-three (33) square feet in size and less than seven (7) feet in height and/or until the aggregate size of signage under thirty-three (33) square feet on a lot totals the permitted size of a single sign, as established herein.

6. Prohibited signs

The following signs are expressly prohibited, unless otherwise stated in this section:

a. Animated and Moving Signs. A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.

b. Flashing and Message Signs. Any signs that include lights or messages which change flash, blink or turn on and off intermittently, but specifically excluding time and temperature signs which display no other text or images.

c. Glaring Signs. Signs with light sources or which reflect brightness in a manner which constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.

d. Obstructive Signs. A sign or other advertising device erected or maintained at any road intersection in a manner so as to obstruct free and clear vision of the intersection.

e. Posters and Handbills. Any signs affixed to any structures, trees or other natural vegetation, rocks or poles.

f. Signs of any type or size are not permitted on public utility poles, public lighting poles, or other similar structures.

g. Roof mounted signs.

h. Simulated traffic signs and obstructions. Any sign which may be confused with, or obstruct the view of, any authorized traffic sign or signal, obstruct the sight-distance triangle at any road intersection or extend into the public right-of-way.

i. Banners spanning county roadways are prohibited. Banners spanning state roadways require permission from the South Carolina Department of Transportation and issuance of a highway occupancy permit.

j. Street rights-of-way. No sign or advertising device, including projecting signs, shall be located in or project over any road right-of-way nor be located within the clear sight triangle of any intersection. Exceptions include public signs or signs erected by a governmental agency.

k. Lights or other devices used on a temporary basis on parcels on which carnivals, fairs, or other similar temporary activities are held.

l. Vehicle signs. Any sign displayed on a parked trailer or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This section shall permit the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes.

m. A-frame/wheeled signs. Any portable "A" frame or similar portable sign is prohibited except on a temporary basis not to exceed seventy-two (72) consecutive hours not more than once per year.

n. Sign emissions. No sign which emits smoke, visible vapors, particles, sound or odor shall be permitted.

o. Mirrors. No mirrors or mirror devices shall be used as part of any sign

Sec. 32-525. Abandoned billboards and signs.

An abandoned billboard or sign, as defined by this article, shall be removed by the owner thereof or the owner of the property upon which the billboard or sign is located within forty-five (45) days of notification by the county that the billboard or sign is deemed abandoned. The billboard or sign owner and/or the property owner may appeal the county's designation of the billboard or sign as abandoned to the magistrate's court of the county during the forty-five (45) day period to remove the billboard or sign. If the property owner files a timely appeal, the time period for removing the billboard or sign shall be tolled until the magistrate's court renders a decision. In the event that an abandoned billboard or sign is removed, the billboard or sign owner and/or the property owner shall have the right to replace it in the same location with a new billboard or sign of the same size and height for a period of six (6) months from the date of removal.

Sec. 32-526. Billboard and sign submittal process.

1. Signs and billboards permitted under these regulations shall impose no obvious hazards to any drivers, pedestrians, bicyclists, or other users of any public road in the unincorporated areas of the county. As such, the following materials shall be submitted to the planning director or his/her designee at the time of application:
 - a. A completed application form;
 - b. A detailed site plan prepared and stamped by a surveyor licensed by the state, noting the proposed location of the structure, and verification that the new sign or billboard meets all location requirements set forth in this article;
 - c. A set of construction plans, to include all proposed lighting features. All plans submitted shall be stamped by appropriate professionals licensed by the state; and
 - d. Payment of required fees.

Sec. 32-527. Maintenance requirements.

All signage subject to this article must be structurally safe and maintained in a good state of repair which includes, but is not limited to, the following:

1. The sign area must be maintained free of peeling, chipping, rusting, wearing and fading so as to be fully legible at all times.
2. All parts of the sign, including the cutouts, extensions, border, trim, and sign structure must be maintained in a safe manner, free from rusting, rotting, breaking and other deterioration.
3. The sign face must not have any vegetation growing upon it or touching or clinging to it.

Sec. 32-528. Fees.

Fees shall be established for the cost of a sign permit by county council from time to time.

Sec. 32-529. Permits.

Upon satisfactory completion of all requirements set forth in this article, the owner/agent shall be issued a land use permit by the planning director or his/her designee for construction of the billboard or sign. The land use permit shall be valid for six (6) months from the date of issue; the owner/agent may be granted a one-time six (6) month extension, provided a written request is submitted to the planning director no later than seven (7) working days prior to the original expiration date. Request for extension shall include documentation of efforts to obtain other necessary permits and permissions needed to begin construction, specifically noting the reason for the extension request. Extensions shall be granted only to those projects that were delayed through no fault of the owner/agent of the billboard or sign. The land use permit issued by the planning director shall in no way be construed to be a building permit needed to begin construction of a sign. No building permit, or other county-issued permits, certification or approval, shall be issued for a billboard or sign prior to the issuance of the land use permit. Replacing any billboard or sign face with no change in sign area, structure, or use of electricity does not require a permit.

Sec. 32-530. Penalties.

Any person or entity violating the regulations set forth in this article is guilty of a misdemeanor and may be fined up to five hundred and 00/100 dollars (\$500.00) or imprisoned for thirty (30) days or both.

Secs. 32-531 - 32-600. Reserved.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2021-06**

AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF TRAFFIC CORRIDOR DESIGN STANDARDS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend Article VI (Land Development and Subdivision Regulations) of Chapter 32 of the Code of Ordinances, by revising Sections 32-212 (Definitions) and 32-218 (hereafter “Nonresidential, Multi-family Residential, and Mixed Use Development along Specific Corridors”), as reflected on Attachment A hereto;

WHEREAS, County Council has therefore determined to modify Article VI of Chapter 32 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Sections 32-212 and 32-218 of the Code of Ordinances are hereby revised, rewritten, and amended to read as set forth in Attachment A, which is attached hereto and incorporated herein by reference. Attached hereto as Attachment B is a version of Sections 32-212

and 32-218 of the Code of Ordinances showing the changes made to the existing provisions; it is for illustrative purposes only, and shall not be codified.

2. County Council hereby approves and adopts Attachment A as the applicable land use provisions of the County and directs that a public hearing thereon be undertaken by the Oconee County Planning Commission.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard, zoning or rezoning act, actions, or decisions of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2021.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

John Elliott
Chair, Oconee County Council

First Reading: January 19, 2021
Second Reading: _____
Third Reading: _____
Public Hearing: _____

Attachment A

Ordinance 2021-06

ARTICLE VI. - LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

Sec. 32-212. - Definitions.

Add the following:

Mixed-use development means a development on one or more lots developed or proposed to be developed in one or more phases which includes a mixture of residential classifications (single-family, multi-family, etc.), a mixture of residential and non-residential uses, and/or a mixture of residential typologies and non-residential uses.

Sec. 32-218.

Restate as follows:

– Nonresidential, multi-family residential, and mixed-use development along specific corridors.

- (a) Standards. In addition to the principles and standards in this article, the applicant shall demonstrate that the design, traffic and safety, road, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. It is wholly the responsibility of the property owner to build and maintain to the standards of this article. Any new development or existing development expanding by more than 50% of its existing area will be required to adhere to the regulations of this article.

If a proposed development includes land that is partially or wholly proposed for commercial, industrial or other nonresidential purposes, multi-family residential, or a mixture of residential and non-residential uses, and has direct or indirect access to the specific corridors indicated in this article, the layout of the proposed development and/or expansion shall incorporate the provisions and facilities required by the standards set forth in this article.

This article applies, in whole or in part, to the following corridors:

S.C. Highway 11

S.C. Highway 28

S.C. Highway 59

S.C. Highway 76

S.C. Highway 123

S.C. Highway 130

S.C. Highway 183

- (b) Exemptions. Agricultural and Forestry uses as defined by the South Carolina Right to Farm Act (S.C. Code § 46-45-10, et seq.) and the South Carolina Right to Practice Forestry Act (S. C. Code § 48-23-205, et seq.).
- (c) Franchise architecture. Franchise architecture is defined as building design that is trademarked or identified with a particular franchise chain or corporation and is generic or standard in nature.

Franchises or national chains must follow the standards of this article in order to create a building that enhances the character to the corridor.

(d) **Parking.** Each development shall provide adequate off-street parking for their customers, employees, and deliveries. Parking for one development shall not interfere with the parking, operations, and/or vehicular movement of another development.

(e) **Traffic and Safety.**

(1) Applications for proposed projects to which this article applies shall provide written verification from the South Carolina Department of Transportation (SCDOT) indicating any and all traffic and safety implementation standards required of the proposed project. All infrastructure required by the SCDOT shall be implemented or constructed prior to a certificate of completion, permanent power, or certificate of occupancy being issued.

(2) Road rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated.

(3) Special requirements may be imposed by the county with respect to road, curb, gutter, and sidewalk design and construction.

(4) Roads to be utilized for carrying nonresidential traffic, especially heavy-equipment, tractor-trailers or heavy-truck traffic, shall not be extended to the boundaries of adjacent residential areas.

(f) **Design Standard One.**

(1) **Applicable corridors:**

- a. S.C. Highway 11: Southern terminus to Town of West Union municipal boundary
- b. S.C. Highway 28: Northern terminus to City of Walhalla municipal boundary
- c. S.C. Highway 59: Intersection of S.C. Highway 24 to the boundary of the I-85 Overlay
- d. S.C. Highway 76: Western terminus to the City of Westminster municipal boundary
- e. S.C. Highway 123: City of Westminster municipal boundary to southern terminus
- f. S.C. Highway 130: Town of Salem municipal boundary to northern terminus
- g. S.C. Highway 183: City of Walhalla municipal boundary to S.C. Highway 188.

(2) **Building orientation and entrances:**

- a. All primary building entrances shall be accentuated through architectural treatments that enhance pedestrian orientation, such as recessed entrances, protruding entrances, canopies, porticos, overhangs, etc.
- b. Any portion of a building facade facing a public right-of-way that exceeds twenty-five (25) feet in length shall incorporate windows or architectural design elements to break up the expanse of wall and add visual diversity. Example elements include, but are not limited to windows, doors, lighting, material changes, articulated or sculptured wall surfaces or shadow lines, vertical accents, texture changes or color changes, commissioned murals by professional artists, or other architectural features.

(3) **Building materials and colors**

- a. Materials not-permitted to be incorporated into a building's facade adjacent to public or private right of ways:
 1. Painted concrete block
 2. Asphalt shingles.
- b. Materials that are encouraged to be used are:

1. Timber framing or structural elements - natural or artificial
2. Stone foundation, structure, or veneer - natural or artificial
3. Rough wooden siding - natural or artificial
4. Stucco
5. Glass – glazing and framing elements
6. Colors - Florescent and phosphorescent colors are prohibited.

(g) Design Standard Two

(1) Applicable corridors:

- a. S.C. Highway 11: Town of West Union municipal boundary to northern terminus
- b. S.C. Highway 28: City of Walhalla municipal boundary to City of Seneca municipal boundary
- c. S.C. Highway 123: City of Seneca municipal boundary to the Pickens County line
- d. S.C. Highway 123: City of Seneca municipal boundary to City of Westminster municipal boundary
- e. S.C. Highway 130: City of Seneca municipal boundary to Town of Salem municipal boundary
- f. S.C. Highway 183: Intersection of S.C. Highway 188 to Eastern terminus
- g. S.C. Highway 188: Entire length.

(2) Building orientation and entrances

All primary building entrances shall be accentuated through architectural treatments that enhance pedestrian orientation, such as recessed entrances, protruding entrances, canopies, porticos, overhangs, etc. The front façade must be broken up using columns, an entrance portico, roof overhangs, or the like to avoid the appearance of a monolithic slab.

(3) Colors. Florescent and phosphorescent colors are prohibited.

(4) Facades. Facades facing a public or private right-of-way shall incorporate the following design elements:

Design element	Minimum
Timber framing or structural elements – natural or artificial	15%
Stone foundation, structure, or veneer –natural or artificial	20%
Rough wooden siding - natural or artificial	0-65%
Stucco	0-65%
Glass	0-65%
Any other materials	0-10%

(h) Permitting and applications.

In addition to all other applicable permit submittal requirements, the following documentation is required prior to a zoning permit being issued:

- (1) Architectural drawings, renderings, or other visual representation of the proposed development meeting or exceeding the design standards of this article.
- (2) Manufacturers' detail of the materials and paints utilized to meet the façade requirements.
- (3) Any additional documentation indicating all standards of this article being met, as requested by the Planning Director or their designee.
- (4) Prior to a certificate of occupancy being conveyed, photographs of the completed project shall be submitted and a site visit made by the Planning Director or their designee to verify the standards of this article being met.

(i) Appeals

A property owner, developer, or any party materially affected by the Planning Director's decision may appeal to the Planning Commission in writing within ten working days of said decision. The commission shall schedule a hearing, conduct said hearing, and render a decision within 60 days of the date of appeal. The decision of the commission is final. The decision of the commission may be appealed to the circuit court within 30 days after the actual notice of the commission's decision.

DRAFT

Oconee County, South Carolina



Attachment B

highlights proposed changes

Attachment B

Ordinance 2021-06

(Highlights denote new or revised language)

ARTICLE VI. - LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

Sec. 32-212. - Definitions.

Add the following:

Mixed-use development means a development on one or more lots developed or proposed to be developed in one or more phases which includes a mixture of residential classifications (single-family, multi-family, etc.), a mixture of residential and non-residential uses, and/or a mixture of residential typologies and non-residential uses.

Sec. 32-218.

Current:

- Nonresidential subdivisions.

(a) *General.* If a proposed subdivision includes land that is proposed for commercial, industrial or other nonresidential purposes, the layout of the subdivision shall incorporate such provisions and facilities as required by the standards set forth in subsection (b), below.

(b) *Standards.* In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the commission that the road, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

(1) Proposed nonresidential parcels shall be suitable in area and dimensions to the types of industrial/commercial development anticipated.

(2) Road rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated.

(3) Special requirements may be imposed by the county with respect to road, curb, gutter, and sidewalk design and construction.

(4) Every effort shall be made to protect adjacent residential areas from potential nuisances from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

(5) Roads carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

Restate as follows:

- Nonresidential, multi-family residential, and mixed-use development along specific corridors.

- (a) **Standards.** In addition to the principles and standards in this article, the applicant shall demonstrate that the design, traffic and safety, road, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. It is wholly the responsibility of the property owner to build and maintain to the standards of this article. Any new development or existing development expanding by more than 50% of its existing area will be required to adhere to the regulations of this article.

If a proposed development includes land that is partially or wholly proposed for commercial, industrial or other nonresidential purposes, multi-family residential, or a mixture of residential and non-residential uses, and has direct or indirect access to the specific corridors indicated in this article, the layout of the proposed development and/or expansion shall incorporate the provisions and facilities required by the standards set forth in this article.

This article applies, in whole or in part, to the following corridors:

S.C. Highway 11

S.C. Highway 28

S.C. Highway 59

S.C. Highway 76

S.C. Highway 123

S.C. Highway 130

S.C. Highway 183

- (b) **Exemptions.** Agricultural and Forestry uses as defined by the South Carolina Right to Farm Act (S.C. Code § 46-45-10, et seq.) and the South Carolina Right to Practice Forestry Act (S. C. Code § 48-23-205, et seq.).
- (c) **Franchise architecture.** Franchise architecture is defined as building design that is trademarked or identified with a particular franchise chain or corporation and is generic or standard in nature. Franchises or national chains must follow the standards of this article in order to create a building that enhances the character to the corridor.
- (d) **Parking.** Each development shall provide adequate off-street parking for their customers, employees, and deliveries. Parking for one development shall not interfere with the parking, operations, and/or vehicular movement of another development.
- (e) **Traffic and Safety.**
- (1) Applications for proposed projects to which this article applies shall provide written verification from the South Carolina Department of Transportation (SCDOT) indicating any and all traffic and safety implementation standards required of the proposed project. All infrastructure required by the SCDOT shall be implemented or constructed prior to a certificate of completion, permanent power, or certificate of occupancy being issued.
 - (2) Road rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated.
 - (3) Special requirements may be imposed by the county with respect to road, curb, gutter, and sidewalk design and construction.
 - (4) Roads to be utilized for carrying nonresidential traffic, especially heavy-equipment, tractor-trailers or heavy-truck traffic, shall not be extended to the boundaries of adjacent residential areas.

(f) Design Standard One.

(1) Applicable corridors:

- a. S.C. Highway 11: Southern terminus to Town of West Union municipal boundary
- b. S.C. Highway 28: Northern terminus to City of Walhalla municipal boundary
- c. S.C. Highway 59: Intersection of S.C. Highway 24 to the boundary of the I-85 Overlay
- d. S.C. Highway 76: Western terminus to the City of Westminster municipal boundary
- e. S.C. Highway 123: City of Westminster municipal boundary to southern terminus
- f. S.C. Highway 130: Town of Salem municipal boundary to northern terminus
- g. S.C. Highway 183: City of Walhalla municipal boundary to S.C. Highway 188.

(2) Building orientation and entrances:

- a. All primary building entrances shall be accentuated through architectural treatments that enhance pedestrian orientation, such as recessed entrances, protruding entrances, canopies, porticos, overhangs, etc.
- b. Any portion of a building facade facing a public right-of-way that exceeds twenty-five (25) feet in length shall incorporate windows or architectural design elements to break up the expanse of wall and add visual diversity. Example elements include, but are not limited to windows, doors, lighting, material changes, articulated or sculptured wall surfaces or shadow lines, vertical accents, texture changes or color changes, commissioned murals by professional artists, or other architectural features.

(3) Building materials and colors

- a. Materials not-permitted to be incorporated into a building's facade adjacent to public or private right of ways:
 1. Painted concrete block
 2. Asphalt shingles.
- b. Materials that are encouraged to be used are:
 1. Timber framing or structural elements - natural or artificial
 2. Stone foundation, structure, or veneer - natural or artificial
 3. Rough wooden siding - natural or artificial
 4. Stucco
 5. Glass – glazing and framing elements
 6. Colors - Florescent and phosphorescent colors are prohibited.

(g) Design Standard Two

(1) Applicable corridors:

- a. S.C. Highway 11: Town of West Union municipal boundary to northern terminus
- b. S.C. Highway 28: City of Walhalla municipal boundary to City of Seneca municipal boundary
- c. S.C. Highway 123: City of Seneca municipal boundary to the Pickens County line
- d. S.C. Highway 123: City of Seneca municipal boundary to City of Westminster municipal boundary
- e. S.C. Highway 130: City of Seneca municipal boundary to Town of Salem municipal boundary
- f. S.C. Highway 183: Intersection of S.C. Highway 188 to Eastern terminus
- g. S.C. Highway 188: Entire length.

(2) Building orientation and entrances

All primary building entrances shall be accentuated through architectural treatments that enhance pedestrian orientation, such as recessed entrances, protruding entrances, canopies, porticos, overhangs, etc. The front façade must be broken up using columns, an entrance portico, roof overhangs, or the like to avoid the appearance of a monolithic slab.

- (3) Colors. Florescent and phosphorescent colors are prohibited.
- (4) Facades. Facades facing a public or private right-of-way shall incorporate the following design elements:

Design element	Minimum
Timber framing or structural elements – natural or artificial	15%
Stone foundation, structure, or veneer –natural or artificial	20%
Rough wooden siding - natural or artificial	0-65%
Stucco	0-65%
Glass	0-65%
Any other materials	0-10%

(h) Permitting and applications.

In addition to all other applicable permit submittal requirements, the following documentation is required prior to a zoning permit being issued:

- (1) Architectural drawings, renderings, or other visual representation of the proposed development meeting or exceeding the design standards of this article.
- (2) Manufacturers' detail of the materials and paints utilized to meet the façade requirements.
- (3) Any additional documentation indicating all standards of this article being met, as requested by the Planning Director or their designee.
- (4) Prior to a certificate of occupancy being conveyed, photographs of the completed project shall be submitted and a site visit made by the Planning Director or their designee to verify the standards of this article being met.

(i) Appeals

A property owner, developer, or any party materially affected by the Planning Director's decision may appeal to the Planning Commission in writing within ten working days of said decision. The commission shall schedule a hearing, conduct said hearing, and render a decision within 60 days of the date of appeal. The decision of the commission is final. The decision of the commission may be appealed to the circuit court within 30 days after the actual notice of the commission's decision.

PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 19, 2021

ITEM TITLE:

Title: **Consignment & Wear Parts for the Oconee Quarry** Department(s): **Rock Quarry** Amount: **\$ 99,000.00**

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2020-2021 budget process. Finance Approval: Sadale Price
Budget: \$99,000.00 Project Cost: \$99,000.00 Balance: \$0.00

BACKGROUND DESCRIPTION:

On July 21, 2020 Council approved an estimated \$200,000.00 for the purchase of wear and consignment parts, as needed, for the Sandvik Mobile Crushing plant to Screen Tech, LLC. The Rock Quarry has spent, to date, \$86,355.93 with Screen Tech, LLC and \$14,579.46 with Sandvik for consignment and wear parts for a total amount of \$ 100,935.39.

The support received from Screen Tech, LLC has not met the Rock Quarry's expectations or needs. Staff is requesting approval to purchase the needed wear and consignment parts from Sandvik Mining and Construction USA, LLC for the remainder of fiscal year 20-21.

The dollar amount requested is estimated due to not knowing what parts will be needed for the year.

SPECIAL CONSIDERATIONS OR CONCERNS:

Rock Quarry staff found the service and support from Screen-Tech, LLC to be unsatisfactory. In October 2020, staff discussed the issues with Sandvik Mining and Construction USA, LLC and requested they support the Oconee Quarry directly for consignment and wear parts, to which they have agreed.

ATTACHMENT(S):

1. Sandvik Direct Service Letter

STAFF RECOMMENDATION:

It is the staff's recommendation that Council:

1. Approve the award for Sandvik wear and consignment parts, as needed, to Sandvik Mining and Construction USA, LLC in the estimated amount of \$99,000.00 for the remainder of FY 20-21.
2. Allow the Administrator to approve future year purchases directly from Sandvik Mining and Construction USA, LLC for service and sales; as long as, the amounts do not exceed amounts budgeted and approved by Council in future years for the Sandvik Mobile Crushing plant's repair parts.

Submitted or Prepared By: Tronda C. Popham
Tronda C. Popham, Procurement Director

Approved for Submittal to Council: Amanda F. Brock
Amanda F. Brock, County Administrator

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A calendar with due dates marked may be obtained from the Clerk to Council.



Mr. Thom Moxley
Oconee Quarry
686 Rock Crusher RD
Walhalla SC
29691

9 October 2020

Dear Mr. Thom Moxley,

Sandvik Construction Mobile Crushers & Screens is writing to advise you of our intent, effective immediately, to assume full responsibility of the Oconee County SC account directly moving forward; sales, aftermarket, service, on-site support, etc.

We have moved any stock parts which were at Screen Tec to your location at Oconee county Quarry to be part of our stock at your location. This inventory will need to be checked and signed off on.

IF down the line we find a suitable service provider in your area for on site service work we will revisit this at that time.

Should you have any queries, or if we are able to offer any further assistance, please do not hesitate to contact me.

Yours faithfully,

Barry Murphy
Sales Area Manager Wheeled and Heavy Range
Cell: 610 662 5405
Barry.murphy@sandvik.com

Registered address	Postal address	Public Company	Telephone and Fax	Email	Website	
SANDVIK LTD MAJOR WAY HALESOWEN WEST MIDLANDS B62 9QZ UNITED KINGDOM	SANDVIK LTD T/A: SANDVIK CONSTRUCTION MOBILE CRUSHERS AND SCREENS TULLYVANNON BALLYGAWLEY CO. TYRONE BT70 2HW NORTHERN IRELAND		Reg.No. 136547 VAT No 291452590	T. +44 (0)28 6558 7799 F. +44 (0)28 6558 7007	info.mobilecs@sandvik.com	construction.sandvik.com

PROCUREMENT - AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 19, 2021

ITEM TITLE:

Title: Three (3) 2021 Ford F-250's with Utility Bodies

Department: Roads & Bridges

Amount: \$128,475.00

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2020-2021 budget process.

Finance Approval: *Ladelle Price*

Funding from Capital Equipment/Vehicle Fund (325)

Budget: \$185,933.59

Project Cost: \$128,475.00

Balance: \$57,458.59

BACKGROUND DESCRIPTION:

This purchase is for three (3) 2021 Ford F-250 cab and chassis trucks with a Knapheide utility bodies for Roads and Bridges. They will be used in the daily operations of the Roads and Bridges Department. These trucks will be replacing a 2008 Ford F-150 (102.21), 2008 Ford F-250 (102.32) and 2006 Ford F-150 (102.38) which will be assigned to another department or sold as surplus via public auction or GovDeals. The Fleet Maintenance Director also approves this purchase.

SC State Contract Delivery Days After Receipt of Order states 180 days, therefore these vehicles will be delivered on or before July 19, 2021.

SPECIAL CONSIDERATIONS OR CONCERNS:

State Contract pricing for Ford F-250 cab and chassis trucks is currently awarded to Dick Smith Ford, Inc of Columbia, SC, contract number 4400024851. The utility bed for the truck comes from Lee Transport Equipment, Inc of Columbia, SC that currently holds the State Contract for truck utility bodies, contract number 4400024845, and is an authorized dealer for Knapheide Manufacturing. Dick Smith Ford, Inc. will coordinate the installation of the utilities body, so the County will issue one Purchase Order to Dick Smith Ford, Inc.

ATTACHMENT(S):

1. Pricing Spreadsheet
2. Dick Smith Ford State Contract Quote
3. SC State Contract information for Ford F-250
4. Lee Transport State Contract Quote
5. SC State Contract information for Utility Bodies

STAFF RECOMMENDATION:

It is the staff's recommendation that Council approve the purchase of Three (3) Ford F-250's with utility beds to Dick Smith Ford, Inc of Columbia, SC, in the amount of \$128,475.00, per State Contract.

Submitted or Prepared By: *Tronda C. Popham*

Tronda C Popham, Procurement Director

Approved for Submittal to Council: *Amanda F. Brock*

Amanda F. Brock, County Administrator

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3 Ford F-250's State Contract # 4400024851

Description	Quantity	Unit Price	Total Price
2021 Ford F-250 Reg Cab Chassis	3	\$26,862.00	\$80,586.00
Includes: 6.2L V8 Gas Engine, automatic transmission, A/C, Am/FM Radio with Blue Tooth, 142" Wheel Base, Cruise Control, Stepbar, Positive Traction Limited Slip, Tow Hitch, Running Lights, Roof Clearance Lights, Backup Camera, Power Steering, Power Brakes, Power Windows and Door Locks, Vinyl 40/20/40 Bench Seat, Heavy Duty Vinyl Floor, Spare Tire.			
Add 4x4 Shift on the Fly	3	\$3,650.00	\$10,950.00
Add: 12,000lb Winch	3	\$1,785.00	\$5,355.00
Add: Upfitter Switches	3	\$150.00	\$450.00
Add: Upfitter Module	3	\$355.00	\$1,065.00
Add: Snow Plow Prep Package	3	\$554.00	\$1,662.00
Add: Electric Brake Controller	3	\$280.00	\$840.00
Body Installation Coordination Fee	3	\$1,495.00	\$4,485.00
TOTAL FOR VEHICLES		\$35,131.00	\$105,393.00
Utility Bed (Lee Transport) Kanpheide 696LP State Contract # 4400024845	3	\$7,194.00	\$21,582.00
Add \$500 State Sales Tax	3	\$500.00	\$1,500.00
GRAND TOTAL		\$42,825.00	\$128,475.00



DICK SMITH FORD, INC.

Date: 12/11/2020	
Oconee	
Quote #0546	
Contact: Danny Harris	dharris@oconeesc.com

Standard Equipment Included:		SC State Contract #4400024851(F-250)
6.2L V-8 Engine	Stepbar	Power Steering
Automatic Transmission	Positive Traction/Limited Slip	Power Brakes
A/C	Tow Hitch	Power Windows and Door Locks
AM/FM Radio w/Blue Tooth	Running Lights	Vinyl 40/20/40 Bench Seat
142" Wheel Base	Roof Clearance Lights	Heavy Duty Vinyl Floor
Cruise Control	Camera	Spare Tire Included

Base Price	26,862.00
Add body handling	1,495.00
Add: 4x4 Shift on the Fly	3,650.00
Add: 12,000lb Winch	1,785.00
Add: Upfitter Switches	150.00
Add: Upfitter Module	355.00
Add: Snow Plow Prep Package	554.00
Add: Electric Brake Controller	280.00
x 3 Trucks	
Lee Transport Quote: GS-120692020-L-CR	7,194.00
State Contract #4400024845	
	Tax: 500.00
	Total: 42,825.00

7201 GARNERS FERRY ROAD • COLUMBIA, SC 29209
(803) 254-4000 • 1-800-922-6218

CC-1: Cab/Chassis, 9,500 GVWR

<u>Contract Number:</u>	4400024851	<u>Contractor:</u>	Dick Smith Ford, Inc.
<u>Initial Contract Term:</u>	11/1/2020 - 10/31/2021	<u>Address:</u>	7201 Garners Ferry Road, Columbia, SC 29209
<u>Contract Rollover Dates:</u>	TBD - TBD	<u>Vendor #:</u>	7000088455
<u>Order Cutoff Date:</u>	TBD	<u>Contact:</u>	Mark Coward
<u>Model:</u>	F-250 (F2A)	<u>Email:</u>	markcoward@dicksmith.com
<u>Commodity Code:</u>	07210	<u>Telephone:</u>	803-343-5821
<u>Delivery Days ARO:</u>	180	<u>Fax:</u>	803-376-6237

BASE PRICE **\$26,862.00**

Optional Additions

Body Installation Fee	\$1,495.00
The Body Installation Fee is a charge based on the dealer arranging for bodies to be installed on this cab & chassis from the State contract vendor.	
Diesel Engine	\$9,060.00
4-Door Crew Cab	\$3,600.00
Winch 12,000 lb. Warn Zeno 12 or approved equal	\$800.00
Grille Guard with Winch Carrier, Go Industries 33647B/33600 or a	\$985.00
Operator Manual	No Charge
Operator Training	No Charge
Repair Technician Training	No Charge
Shop Manual	No Charge

Optional Deductions

Step Bar - Entry/Egress	No Charge
Flush Mount Rear Camera with 170 degree ultra-wide viewing angle	\$373.00
Single Backup Camera System with rear mounted camera and monitor mounted inside cab	No Charge

Delivery Information

Vehicle Delivery Fee	\$100.00
Distance from Dealership to SFM Delivery Point	10
Delivery price per mile in excess of the miles above	\$0.21

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CONTRACT PERIOD: NOVEMBER 1, 2020 THROUGH OCTOBER 31, 2022

**Note: The above date reflects the maximum contract period.
Prices are firm/fixed through the end of the contract.**

VENDOR: Lee Transport Equipment, Inc.
P.O. Box 26
Columbia, SC 29202
www.leetransport.net

TELEPHONE NUMBER: (803) 799-7860

CONTACT PERSONS: Bill Cecil, bcecil@leetransport.net
Greg Stowers, gstowers@leetransport.net

VENDOR NUMBER: 7000050670

The following contract sheets provide the information needed to place orders (base price, options prices, make, model, etc.). The Contractor's bid response can be read by clicking [HERE](#). Detailed information regarding contract terms, conditions, and specifications can be found by clicking [here](#).

IMPORTANT SC DOT SPECIFICATIONS:

Items bid by Lee Transport Equipment in Lots 1 (Dump Bodies), 2 (Platform Bodies), 3 (Utility Bodies) and 4 (Slope Front Dump Bodies) meet SC DOT specifications and are approved for contract. All truck bodies bid by Lee Transport Equipment have been approved previously and SC DOT will not require pilot models.

IMPORTANT DELIVERY INFORMATION:

If the Truck Body Contractor (Lee Transport) will be installing the body, delivery will be made within 30 days of Lee Transport's receipt of chassis.

If the Truck Body Contractor (Lee Transport) will NOT be installing the body, delivery will be made within 45 days ARO (after receipt of order). Please remember that the cost of delivery is included within a 25 mile radius of SC DOT's Equipment Depot location on Shop Road. If delivery is to be outside that radius, a reasonable delivery charge is to be negotiated by the governmental entity and Lee Transport.

Lot 3—Utility Bodies

CONTRACT NUMBER: 4400024845

TERMS: Net 30 Days

DELIVERY: 30 Days ARO

Utility Body – 3/4 Ton

(For 56" Cab-To-Axle SRW)

		Unit Price
Body, Utility,3/4 Ton (56" CA)		\$4,442.00
Vendor Product Number	696LP	
INSTALLATION OF BODY AND HOIST SYSTEMS	Add:	\$992.00
FULL HEIGHT BODY IN LIEU OF LOW PROFILE	Add:	\$395.00
FLIP LID BODY IN LIEU OF LOW PROFILE	Add:	\$949.00
BALL HITCH BUMPER, 5,000 LB. CAPACITY	Add:	\$59.00
INTERIOR COMPARTMENT LIGHTS WITH INSTALLATION	Add:	\$450.00
KELVAR SPRAY BED LINER IN CARGO AREA	Add:	\$595.00
LADDER BOW SET	Add:	\$500.00
CAB OVER DELUXE LADDER/PIPE/MATERIAL RACK	Add:	\$1,285.00
BODY PAINTED OR POWDER COATED - AT THE MANUFACTURER	Add:	\$100.00
DEDUCT - BODY PRIMED ONLY AT THE MANUFACTURER	Deduct:	\$950.00

PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 19, 2021

ITEM TITLE:

Title: Two (2) 2021 Ford Escape SUV's

Department: Assessor

Amount: \$51,808.00

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2020-2021 budget process.
Funding from Capital Equipment / Vehicle Fund (325)

Finance Approval: Sadale Price

Budget: \$60,000.00 Project Cost: \$ 51,808.00

Balance: \$ 8,192.00

BACKGROUND DESCRIPTION:

This purchase is for two (2) 2021 Ford Escape SUV's to be used by the Assessor's Office. They will be used by staff to inspect properties within Oconee County for property assessment purposes. Santee Automotive, LLC of Manning, SC was awarded SC State Contract # 4400022504 for Compact Crossover/Wagon, Gas/Electric Hybrid SUV's. The new vehicles will replace aging, high-mileage vehicles currently used by the Assessor's Office. The vehicles being replaced will be reassigned to another department or sold as surplus at a later date. The Fleet Maintenance Director also approves this purchase.

SC State Contract Delivery Days After Receipt of Order states 120 days, therefore these vehicles will be delivered on or before May 20, 2021.

ATTACHMENT(S):

1. State Contract Pricing
2. Santee Automotive Quote
3. Pricing Spreadsheet

STAFF RECOMMENDATION:

It is the staff's recommendation that Council approve the purchase of two (2) Ford Escape SUV's from Santee Automotive, LLC of Manning, SC in the amount of \$51,808.00, per State Contract # 4400022504.

Submitted or Prepared By: Tronda C. Popham
Tronda C Popham, Procurement Director

Approved for Submittal to Council: Amanda F. Brock
Amanda F. Brock, County Administrator

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SC-2H: Compact Crossover/Wagon, Gas/Electric Hybrid, 5-Passengers

<u>Contract Number:</u>	4400022504	<u>Contractor:</u>	Santee Automotive, LLC
<u>Initial Contract Term:</u>	11/1/2019 – 10/31/2021	<u>Address:</u>	PO Box 5391 West Columbia, SC 29171
<u>Contract Rollover Dates:</u>	TBD	<u>Vendor #:</u>	7000214142
<u>Order Cutoff Date:</u>	TBD	<u>Contact:</u>	Scott Watford
<u>Model:</u>	Ford Hybrid Escape SE U0B	<u>Email:</u>	info@santeefleet.com
<u>Commodity Code:</u>	07104	<u>Telephone:</u>	1-888-853-5338
<u>Delivery :</u>	120 days ARO	<u>Fax:</u>	1-888-853-5338

BASE PRICE = \$24,930.00

* Click on the link above for an Itemized listing of items included in the base price.

Optional Additions

Bluetooth/Hands Free Calling Factory Standard

Optional Deductions

Delivery Fee (per vehicle) \$ 15.00
Non-State Agencies ONLY

Delivery Information

Distance from Dealership to SFM Delivery Point 10 miles

Delivery price per mile in excess of 10 miles \$ 1.50
Non-State Agencies ONLY

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QUOTE

Santee Automotive LLC
2601 Paxville Highway
Manning, South Carolina 29102
United States

Phone: 1-888-853-5338
Fax: 1-888-853-5338
info@santeefleet.com

BILL TO
Oconee County

864-710-8501
dpeay@oconeesc.com

Estimate Number: 19566
Estimate Date: December 9, 2020
Expires On: April 30, 2021
Grand Total (USD): \$51,808.00

Items	Quantity	Price	Amount
Ford Escape Hybrid State Contract: 4400022504 2021 Ford Escape Hybrd 2.5L iVCT Atkinson Cycle I-4 Hybrid Front-Wheel Drive Cloth front bucket seats 10-way Power Driver seat Power Equipment Sync Bluetooth Rear Camera Cargo Shade Floor Mats Exterior Colors: White	2	\$24,930.00	\$49,860.00
Ford Escape Hybrid AWD Upgrade Ford Escape Hybrid to AWD	2	\$1,515.00	\$3,030.00
Ford Escape Hybrid Cargo Area Protector Cargo Area Protector	2	\$95.00	\$190.00
Ford Escape Hybrid Daytime Running Lamps Daytime Running Lamps	2	\$50.00	\$100.00
Ford Escape Hybrid Remote Start Factory Remote Start	2	\$515.00	\$1,030.00
Ford Escape Hybrid Reverse Sensing System Reverse Sensing System	2	\$289.00	\$578.00
Ford Escape Hybrid Splash Guards Splash Guards	2	\$210.00	\$420.00



QUOTE

Santee Automotive LLC
 2601 Paxville Highway
 Manning, South Carolina 29102
 United States

Phone: 1-888-853-5338
 Fax: 1-888-853-5338
 info@santeefleet.com

Items	Quantity	Price	Amount
Ford Escape Hybrid Gas Engine Change Ford Escape Hybrid to EcoBoost Gas Engine: 1.5L EcoBoost Engine with Auto-Start-Stop Technology. Changes Escape from an SE Model to a S Model. Gas Engine is a \$2,200 Deduction from the Hybrid Base Price per vehicle.	2	(\$2,200.00)	(\$4,400.00)
Vehicle Sales Tax South Carolina Vehicle Sales Tax/Infrastructure Maintenance Fee	2	\$500.00	\$1,000.00
Total:			\$51,808.00
Grand Total (USD):			\$51,808.00

Notes / Terms

2021 Ford Escape Gas
 Exterior Color: White

Ford Escape Hybrids State Contract Number 4400022504			
Description	Assessor		
	Unit Price	Quantity	Total
2021 Ford Escape Hybrid Includes: 2.5L iVCT Atkinson Cycle I-4 Hybrid, Front-Wheel Drive, Cloth front bucket seats, 10-way Power Driver Seat, Power Equipment, Sync Bluetooth, Rear Camera, Cargo Shade, Floor Mats Exterior Color: White	\$24,930.00	2	\$49,860.00
Options / Adds:			
Upgrade to AWD	\$1,515.00	2	\$3,030.00
Cargo Area Protector	\$95.00	2	\$190.00
Daytime Running Lamps	\$50.00	2	\$100.00
Factory Remote Start	\$515.00	2	\$1,030.00
Reverse Sensing System	\$289.00	2	\$578.00
Splash Guards	\$210.00	2	\$420.00
Auto-Start-Stop Technology; Changes Escape from an SE Model to a S	-\$2,200.00	2	-\$4,400.00
Add \$500 State Sales Tax	\$500.00	2	\$1,000.00
Total Per Vehicle	\$25,904.00		
Grand Total			\$51,808.00

PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 19, 2021

ITEM TITLE:

Title: Two Dodge Durango PPV's

Department: Sheriff's Office

Amount: \$61,080.00

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2020-2021 budget process.
Funding from Capital Equipment / Vehicle Fund (325)

Finance Approval: Adale Price

Budget: \$74,827.22

Project Cost: \$61,080.00

Balance: \$13,747.22

BACKGROUND DESCRIPTION:

The Fiscal year 2020-2021 Capital Replacement plan includes two (2) Dodge Durango Police Pursuit Vehicles for the Sheriff's Office.

The new vehicles will replace high-mileage vehicles or vehicles that have been involved in accidents and deemed a total loss. The high-mileage vehicles being replaced will be sold as surplus or replace older vehicles used in other County departments. The Fleet Maintenance Director also approves this purchase.

Performance Chrysler Dodge Jeep Ram of Clinton, NC was awarded SC State Contract # 4400024877 for Dodge Durango PPV SUV's.

SC State Contract Delivery Days After Receipt of Order states 90-120 days, therefore these vehicles will be delivered on or before May 20, 2021.

ATTACHMENT(S):

1. State Contract Pricing
2. Performance Chrysler Dodge Jeep Ram quote
3. Pricing spreadsheet

STAFF RECOMMENDATION:

It is the staff's recommendation that Council approve the purchase of two (2) Dodge Durango Police Pursuit SUV's to Performance Chrysler Dodge Jeep Ram of Clinton, NC, in the amount of \$61,080.00, per State Contract # 4400024877.

Submitted or Prepared By: Tronda C Popham
Tronda C Popham, Procurement Director

Approved for Submittal to Council:

Amanda F Brock
Amanda F. Brock, County Administrator

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LE-7 - Law Enforcement, Pursuit Rated, Mid-Size Utility Vehicle, V6 AWD with Add Option to V8 AWD, Gas

<u>Contract Number:</u>	4400024877	<u>Contractor:</u>	Performance CDJR
<u>Initial Contract Term:</u>	11/1/2020 - 10/31/2021	<u>Address:</u>	605 Warsaw HWY Clinton NC 28338
<u>Contract Rollover Dates:</u>	TBD TBD	<u>Vendor #:</u>	7000241847
<u>Order Cut Off Date:</u>	TBD	<u>Contact:</u>	Amy Hill
<u>Model:</u>	2021 Dodge Durango AWD V6 Pursuit WDEE75	<u>Email:</u>	ahill@ramclinton.com
<u>Commodity Code:</u>	07105	<u>Telephone:</u>	336-687-7964
<u>Delivery Days ARO:</u>	90-120	<u>Fax:</u>	

BASE PRICE **\$30,540.00**

*Click on the link above for an itemized listing of items included in the base price.

Optional Additions

<i>Anti-Theft Device (i.e. TREMCO or Computer Controlled Shift from Park Prevention)</i>	No Charge
<i>Engine Upgrade from V6 to V8</i>	\$2,632.00
<i>Full Wheel Covers</i>	\$306.00
<i>Interior Upgrade from Police Interior Package (center console added, full-vehicle cloth seating, carpet flooring)-Not street appearance-still has spotlight and standard wheels</i>	\$264.00

Optional Deductions

<i>Driver Side-Mounted Spotlight</i>	\$478.00
<i>Distance from Dealership to SFM Delivery Point</i>	\$12.00
<i>Header-Mounted Switch Controlled High Intensity Map Light (Law Enforcement Dome Light)</i>	Standard Equipment

Delivery Information

Distance from Dealership to SFM Delivery Point	12
Amount of Base Price Allocated to Delivery to SFM	\$18.00
Price Per Mile Contractor May Charge	\$1.50

[Return to Index](#)

PERFORMANCE

AUTOMOTIVE



Vehicle Price Worksheet

NAME: Oconee County
Make: Dodge Model: Durango Police Date: 12/30/2020
Model: 2021 Dodge Durango Pursuit - SC # 4400024877 Year: 2021
VIN#: _____ Stock #: 0
Salesman: Govt - AH Miles: _____

Vehicle Pricing:

Market Price: \$ 38,160.00

Sales Price: \$ 30,540.00

Government Concessions:

-	-
---	---

Final Base Vehicle Pricing: \$ 30,540.00

Upfit/Accessory Pricing

_____	_____
_____	_____
2021 Dodge Durango Pursuit - SC # 4400024877	\$ -
Total Body Cost:	\$ -
Total Vehicle Cost:	\$ <u>30,540.00</u>

Trade In Allowance:

0	\$ -
Less: Payoff:	\$ -
Trade Equity:	\$ -

Net Due Prior to Taxes:	\$ <u>30,540.00</u>
Dealer Doc Fee:	_____
License Fees:	_____
Infrastructure Maintenance Fee	<u>Pd Direct By Agency</u>
Cash Downpayment:	\$ -
Net Vehicle Cost:	\$ <u>30,540.00</u>
Total for 2 Vehicles	\$ <u>61,080.00</u>

Note: Vehicle pricing good through contract period - Please call to confirm specs

605 Warsaw Road * Clinton, North Carolina 910-592-5337

Vehicle Build Sheet - Options Sales Codes

2021 DURANGO PURSUIT VEHICLE AWD (WDEE75)

Sales Code	Description
WDEE75	DURANGO PURSUIT VEHICLE AWD
2BZ	Customer Preferred Package 2BZ
ERC	3.6L V6 24V VVT Engine Upg I w/ESS
DFT	8-Spd Auto 850RE Trans (Make)
PXJ	DB Black Clear Coat
APA	Monotone Paint
*A7	Cloth Bucket Seats W/Rear Vinyl
-X9	Black
4DH	Prepaid Holdback
4ES	Delivery Allowance Credit
MAF	Fleet Purchase Incentive
LNX	LED Spot Lamps
LNF	Black Left LED Spot Lamp

Dodge Durango Police Pursuit - State Contract Number 4400024877

Description	Unit Price	Quantity	Total
2021 Dodge Durango Police Pursuit AWD, 3.6L V6 24V VVT Engine Upg I w/ ESS; Customer Preferred Package 2BZ; 8-spd Auto 850RE Trans (Make) Includes: Cloth Bucket Seats with Rear Vinyl; Prepaid Holdback; Delivery Allowance Credit; Fleet Purchase Incentive; LED Spot Lamps; Black Left LED Spot Lamp	\$30,540.00	2	\$61,080.00
Options / Adds:			\$0.00
Exterior Color: DB Black Clear Coat; Monotone Paint			\$0.00
Grand Total			\$61,080.00

PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 19, 2021

ITEM TITLE:

Title: 2021 Case 590SN 4WD Backhoe

Department: Rock Quarry

Amount: \$105,659.07

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2020-2021 budget process.

Finance Approval: *Stacy Price*

Funding from Rock Quarry Fund Balance

Budget: \$105,659.07

Project Cost: \$ 105,659.07

Balance: \$0.00

BACKGROUND DESCRIPTION:

This purchase is for a 2020 Case 590SN Backhoe that will be used to load small pickups and trailers, in a separate, safer, area from dump trucks and heavy equipment.

Due to recent fatal accidents in other quarries, MSHA recommends that quarries do not drive small vehicles in a large truck's potential path. Therefore, the Oconee County Rock Quarry is creating an area to load small pickups and trailers. This will keep them away from dump trucks and heavy equipment, which will provide a safer environment for the smaller vehicles.

SC State Contract Delivery Days After Receipt of Order states 120 days, therefore these vehicles will be delivered on or before July 1, 2021.

SPECIAL CONSIDERATIONS OR CONCERNS:

The SC Materials Management Office awarded the current SC Contract # 4400020425 to Hills Machinery Company, LLC for the purchase of the Case 590SN Backhoe. The South Carolina State Contract allows all County Government Agencies to purchase, from this contract, directly from the awarded vendors.

ATTACHMENT(S):

1. Hills Machinery Company, LLC Quote
2. SC State Contract Information
3. Price Breakdown Spreadsheet

STAFF RECOMMENDATION:

It is the staff's recommendation that Council approve the use of fund balance for the purchase of a 2021 Case 590SN Loader Backhoe from Hill's Machinery of Greenville, SC in the amount of \$105,659.07, per State Contract # 4400020425.

Submitted or Prepared by: *Tronda C. Popham*
Tronda Popham, Procurement Director

Approved for Submittal to Council: *Amanda Brock*
Amanda Brock, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.



Quote

Hills Greenville, SC
 11 Dixie Circle
 Greenville, SC 29605
 888-680-9073

General Information

Sales Representative Robbie Ervin	Order Date 12/11/2020	Cust. PO #
Purchasers Full Name Oconee County Rock Quarry	Account #	
Purchasers Address 686 Rock Crusher Road	City Walhalla	State SC
Email Address bbuchanan@oconeesc.com	Business Phone 864-638-4214	ZIP 29691
		Fax

Purchase Equipment

Qty. New	Qty. Used	Qty. Demo	Make, Model, Description	Serial # or Attachment	Cash Price Each Item
1			In accordance with SC Contract Number: 4400020425 *2021 CASE 5805N LOADER BACKHOE Contract Price / Super Duty: \$87,558.38 Pilot Controls 24" Trenching Bucket Steel/Cemetery Pads -\$108.71 93" General Purpose Loader Bucket -\$1,267.50 Cab with Heat & A/C Mech. Suspension Seat w/ arm rests Battery Disconnect/Remote Jump Auto Protection Shutdown Extendable Add on equipment: 93" 4-1 Bucket (1.25 cu. yd.) \$5,420.79 PowerShift H - Type Trans. \$1,477.38 Hydraulic Thumb 53,385.19 HVY Front CTW /extendable \$430.22 Backhoe Ass Hydraulic/directional \$3,145.70 Rip Over/Combo Stabilizer Pads \$702.92 Bluetooth Radio \$401.63 Aux. Hyd. loader w/Pilot Cont Deluxe \$1,126.32 Cab Package \$1,290.06 Comfort Seat \$422.06 Locking DEF/Fuel Cover \$113.59 Auto Ride Control \$1,167.62 Tool box \$148.00 3" Seat Belt \$84.53 *applicable taxes not included	TBD	\$ 105,659.07
Subtotal					\$ 105,659.07

Trade-In Equipment

Year	Make, Model, Serial #	Trade Allowance

Purchaser hereby bargains, sells and conveys unto Seller the above described Trade-In Equipment and warrants and certifies it to be free and clear of liens, encumbrances, and security interests except to the extent shown below.

This is a cash transaction. If the Purchaser so requests prior to acceptance, the Cash Due on Delivery may be financed as a time sale transaction, subject to credit approval. If this transaction becomes a time sale, Purchaser agrees (1) to make payments pursuant to the Hills Machinery Accounts Receivable System Agreement, which is incorporated into this Purchase Order by reference and (2) that Seller retains a security interest in the goods described herein until all obligations of Purchaser are paid in full and discharged.

I. Trade Allowance \$ 0.00

II. Less Amount Owed To _____ \$ _____

III. Net Trade Allowance (I-II) \$ 0.00

IV. OTHER (Specify) \$ _____

V. Trade Down Payment \$ 0.00

Subtotal \$ 105,659.07

Transportation Fees \$ _____
 Enter 0.00 % Sales Tax
 OR Flat Sales Tax (SC) \$ _____

Total Taxes \$ 0.00

TOTAL PRICE \$ 105,659.07

Cash Down Payment \$ _____
 Trade Down Payment \$ 0.00
 Total Down Payment \$ 0.00

Cash Due on Delivery \$ 105,659.07

Warranty on Equipment

Warranty coverage on the equipment covered by this order, if any, has been explained to purchaser. The warranty coverage is outlined below and indicated by the box checked.

NEW CASE PRODUCT WARRANTY or qualified new Case warranty.
 If qualified, the period is 24 months.

WARRANTIES PROVIDED BY THE SELLER ON NEW PRODUCTS SHALL BE GIVEN TO PURCHASER UNDER SEPARATE AGREEMENT, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED BY PURCHASER.

NEW - Other manufacturer's warranty.

USED - When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATION OR WARRANTIES, unless otherwise specified in writing below.

1-Year/Unlimited-Hour Full-Coverage Base Limited Warranty
2-Year /2,000-Hour Extended Engine Warranty

Notice To Purchaser

1. Caution. Do not sign this contract before you thoroughly read both sides of it or if it contains blank spaces, even if otherwise advised.
2. You are entitled to an exact and completely filled in copy of this Contract when you sign it. Keep it to protect your legal rights.
3. General Manager signature required for final acceptance of Purchase Order.

ACCEPTED BY _____ DATE _____
 PURCHASER'S SIGNATURE _____ DATE _____

Ellicia Thompson, Procurement Manager
Email: ethompson@mno.sc.gov
Telephone: (803) 737-0687

Materials Management Office
1201 Main Street, Suite 600
Columbia, SC 29201

Date: 09/16/2019

LOT 3 – SUPER-DUTY BACKHOE

MANUFACTURER: CNH INDUSTRIAL, LLC bda CASE CONSTRUCTION

MODEL: 590SN

UNIT PRICE: \$87,558.30

PLACE ALL ORDERS DIRECTLY WITH THE VENDOR BELOW:

VENDOR: HILLS MACHINERY COMPANY, LLC
1014 Atlas Way
Columbia, SC 29209

CONTACT: Jimmy Hicklin

TELEPHONE: (803) 658-0200

E-MAIL: jhicklin@hillsmachinery.com

CONTRACT #: 4400020425

MAX CONTRACT PERIOD: January 23, 2019 – January 22, 2021

SC VENDOR #: 7000154890

DELIVERY: 120 Days ARO

[MAIN INDEX](#)

Case 590SN Loader Backhoe Pricing Breakdown	
SC State Contract Number 4400020425	
2021 CASE 590SN LOADER BACKHOE	\$87,558.30
Includes:	
Pilot Controls	
24" Trenching Bucket	
Street/Cemetery Pads	-\$108.71
93" General Purpose Loader Bucket	-\$1,267.50
Cab with Heat & A/C	
Mech. Suspension Seat w/ arm rests	
Battery Disconnect/Remote Jump	
Auto Protection Shutdown	
Extendahoe	
Total Base Price	\$86,182.09
Add On Equipment	
93" 4-1 Bucket (1.25 cu. yd.)	\$5,420.79
PowerShift S - Type Trans.	\$1,477.38
Hydraulic Thumb	\$3,365.19
HVY Front CTW /extendahoe	\$430.22
Backhoe Aux Hydraulics/bi directional	\$3,145.78
Flip Over/Combo Stabilizer Pads	\$702.12
BLUETOOTH RADIO	\$401.83
Aux. Hyd. loader w/Pilot Cont	\$1,126.32
Deluxe Cab Package	\$1,290.66
Comfort Steer	\$622.96
Locking DEF/Fuel Cover	\$113.58
Auto Ride Control	\$1,167.62
Tool box	\$148.00
3" Seat Belt	\$64.53
Total Add On Equipment	\$19,476.98
Total with Added Equipment	\$105,659.07

PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 19, 2021

ITEM TITLE:

Procurement #: Bountyland Substation

Department(s): Emergency Services

Amount: N/A

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2017-2018 budget process.

Finance Approval:

Sadale Price

Budget: \$455,254.97

Project Cost:

Balance:

BACKGROUND DESCRIPTION:

On November 22, 2016 the County signed an agreement (Consensus Doc) with J. Davis Construction for the initial design development for the Oconee County Fire Services – Bountyland Substation; purchase order number 52579 was issued. This was awarded to J. Davis Construction under RFP 11-23, On-Call Design Build.

In March of 2017 it was decided that Facilities Maintenance would construct the Bountyland Substation and change order 1 to PO #52579 was issued to cancel the purchase order and pay expenses incurred to J. Davis Construction.

Staff proceeded with issuing purchase orders for materials to construct the building in-house. Roads and Bridges completed the majority of the site work and applied for the encroachment permit with SCDOT. The site distance was never verified and it is possible additional grading will be required to obtain the required site distance. If the proper site distance cannot be obtained, a flashing light will be required.

Early 2019, it was decided that the County would renovate a current structure, owned by the SDOC for the living quarters and a 2 bay garage would be built to house the equipment and fire trucks. Therefore, letters were issued in May 2019 canceling the purchase orders issued to vendors for materials for the in-house construction.

In October 2020, a decision was made to proceed with the Bountyland Substation project. Staff contacted J. Davis asking if they would consider picking back up where we left off when the project was canceled and J. Davis agreed. Since the project was started with J. Davis under RFP 11-23, On-Call Design Build and front end documents and costs have already been established, provided, and paid for, it is staff's recommendation to negotiate with J. Davis Construction to resume the agreement (Consensus Docs) and construct the building under the RFP 11-23, On Call Design Build.

Once a construction cost is established, staff will return to Council requesting approval for construction.

STAFF RECOMMENDATION:

It is the staff's recommendation that Council approve moving forward with J. Davis Construction, Inc of Westminster, SC for the construction of the Bountyland Substation.

Submitted or Prepared By: Tronda C. Popham Approved for Submittal to Council: Manda Brock

Tronda C. Popham, Procurement Director

Amanda F. Brock, County Administrator

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A calendar with due dates marked may be obtained from the Clerk to Council.



NOTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
December 15, 2020
5:00 p.m.

Continued discussion regarding land use planning in relation to gun ranges and ancillary uses
Mr. Cain noted this discussion was tabled from the last meeting on November 17, 2020.

Mr. Root noted there would need to be a motion to recall this discussion and if no motion was made, the motion was die. He further noted that because it was not an ordinance, the discussion could be brought back up at a later time.

No motion was made to recall the item from the tabled motion.

Continued discussion regarding Corridors along Hwys. 130, 183, & 188 - Signs
Mr. Adam Chapman, Planning Director, addressed the Committee and gave a brief update.


Mr. Davis made a motion, seconded by Mr. Elliott, approved 3 – 0, to refer to full Council on the second meeting in January 2021 for establishment of lake corridor signage standards.

Discussion on regulations regarding architectural design elements along certain corridors in Oconee County – Mr. Adam Chapman

Mr. Chapman addressed the Committee and noted this is two design protocols for two different kind of sets of corridors within the County. At a previous meeting, he noted the Committee had given five different corridors and the Planning Commission added three more that needed to be addressed throughout the County.

Mr. Davis made a motion, seconded by Mr. Elliott, approved 3 – 0 to refer to full Council on the second meeting in January 2021 for establishment of traffic corridor design standards.

The next Planning & Economic Development Committee meeting is scheduled for Tuesday, March 16, 2021 beginning at 4:30 p.m.

 Boards & Commissions	State / OC Code Reference	Reps [DX-At Large-Ex Officio]	Co-Terminus	Term Limits	4 Year Term	Meeting Date to Appoint	John Elliott	Matthew Durham	Paul Cain	Julian Davis	Glenn Hart			
							2019-2022	2021-2024	2019-2022	2021-2024	2021-2024	2019-2022	2021-24	2019-2022
							District I	District II	District III	District IV	District V	At Large	At Large	Ex-Officio
Aeronautics Commission	2-262	5 - 2	YES	n/a	YES	Jan - March	Randy Renz [3]	David Bryant [1]	Auby Perry [3]	Marion Lyles [1]	VACANT	A. Brightwell [2]	Michael Gray [<1]	
Ag. Advisory Board	2016-17	5 - 2 - 1	YES	n/a	YES	Jan - March	Kim Alexander [1]	Doug Hollifield [<1]	VACANT	VACANT	Amanda Callahan	Debbie Sewell [2]	Rex Blanton [1]	Kerrie Roach [1]
Arts & Historical Commission	2-321	5 - 2	YES	2X	YES	Jan - March	Aubrey Miller [1]	Libby Imbody [1]	Thomas Jones [<1]	VACANT	Mike Phillips [2]	Daniel Dreher [1]	Suzette Cross [2]	
Board of Zoning Appeals	38-6-1	5 - 2	YES	2X	YES	Jan - March	Jim Codner [2]	Gwen Fowler [1]	Bill Gilster [2]	Marty McKee [2]	VACANT	John Eagar [1]	Charles Morgan [<1]	
Building Codes Appeal Board		0-7	YES	2X	YES	Jan - March	Matt Rochester [2] Kenneth Owen [1]; Kevin Knight [1]; John Sandifer [1]			Joshua Lusk [1]; Osceola Gilbert [1]; VACANT				
Conservation Bank Board	2-381	Appointed by Category Preferred		2X	YES	Jan - March	Laura Havran [1]	Andrew Smith [1]	D. Ryan Keese [1]	Marvin Prater [2]	VACANT	Emily Hitchcock [1]	VACANT	
Destination Oconee Action Committee	n/a	5 - 2	n/a	n/a	n/a	n/a	David Washburn	Luther Lyle [2]	Al Shadwick	Matthew Smith [1]	Bob Hill [2]	Robert Moore	Hal Welch [2]	
PRT Commission [members up for reappointment due to initial stagger]	6-4-25 2-381	Appointed by Industry		2X	YES	Jan - March	Shane Smith [1]; Andrew Conkey [1]; Kevin Evans [1]			Trey Barnett [1], Riley Johnson [1], Gregory Coutu [1]			Alex Butterbaugh [1]	
Scenic Highway Committee	26-151	0 - 2	YES	2X	YES	Jan - March						Scott Lusk [1]	Stanley Powell [1]	
Library Board	4-9-35 / 18 1	0 - 9	YES	2X	YES	Jan - March	Clifton Powell [<1, 1/7/2020]; Diane Smathers [1, 1/19]; Katherine Smith [1, 1/19]			B. Brackett [1/17][1]; A. Griffin [1/17][1]; K. Holleman [1/17][2]; A. Suddeth [1/17][2]; C. Morrison [1/17][1]; VACANT				
Planning Commission	6-29-310 32-4	5 - 2	YES	N/A	YES	Jan - March	Mike Smith [1]	Andrew Gramling [1]	Alex Vassey [2]	Frankie Pearson [1]	Stacy Lyles [1]	Gwen McPhail [2]	Mike Johnson [2]	
Anderson-Oconee Behavioral Health Services Commission	2-291	0 - 7	YES	2X	3 yr	N/A	Steve Jenkins [1], Harold Alley [1], Louie Holleman [1], Wanda Long [1], Priscilla Taylor [1], Joan Black [1], Jere DuBois [1] BHS contacts Council w/ recommendations when seats open							
Capital Project Advisory Committee (end 1.17)	2-391	CC, PC 2 @ Lg	NO	3X	1 yr	January	Council Representative Wayne McCall/Paul Cain in McCall absence, Planning Commission GM-Phail [1]					Lisa Bisuel [1-9/19]	Pearson [2]	
Oconee Business Education Partnership	N/A	N/A	NO	N/A	NO	January	Mr. Julian Davis, District IV							
Oconee Economic Alliance	N/A	N/A	NO	N/A	NO	January	Mr. Paul Cain, Council; Ms. Amanda Brock, County Administrator; Mr. Sammy Dickson							
Ten At The Top [TATT]				NO	NO	January	Mr. Dave Eldridge							
ACOG BOD				N/A	NO	January	Council Rep: Mr. John Elliott [yearly]; 2 yr terms Citizen Rep: Mr. Julian Davis, Minority Rep: Marta Wahlen							
Worklink Board						N/A	Worklink contacts Council w/ recommendations when seats open [Current: B. Dobbins]							
[#] - denotes term. [<2] denotes a member who has served one term and less than one half of an additional term making them eligible for one additional appointment.														
[SHADING = reappointment requested - questionnaire on file]							Denotes Individual who DOES NOT WISH TO BE REAPPOINTED							
Bold Italics TEXT denotes member ineligible for reappointment - having served or will complete serving max # of terms at the end of their current term.														

RECREATION

BOATS & ACCESSORIES



1992 Searay Sundancer
330-Cabin
Reduced to... \$26,000.

Engines inboard twin GM 454'S (V-Drive) Hrs., 1325 & 1322 (Low Hours), Generator Hr. 792 (Low Hours), Speed capable of 40 Knots. Specifications: Overall length with bow pulpit 35' 4", Beam 11' 5", Draft 27". Weight 10,000 lbs, fuel cap. 180 gal., water cap. 40 gal, 2 sleeping areas (private), dining area, cooking (refrigerator, stove & microwave) Bathroom (shower & head), AC & heat **Too many items to list here. Total specifications and all items included with boat sale are detailed in package.**

If interested Call Al @ 843-290-8812 for full set of pictures and comprehensive list of all boat information which we will mail to you. Boat currently docked at Lake Hartwell, GA. Marina. You can stay at Marina if desired. Full boat services are available.

Boat is ready to go!
Trailer not included.

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1951 8N TRACTOR.
Good Condition.
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2015 Mercedes Benz GLA 250

66,000 miles, Chocolate Brown in color. Bluetooth enabled, electric parking break, distance warning, heated front seats, road assistance, push to start, tires are less than a year old. \$18,000 OBO. Price negotiable. Call 309-264-2422

LEGAL NOTICES

LEGALS

Notice of Public Hearing
There will be a public hearing at 6pm, Tuesday, January 19, 2021 in Oconee County Council Chambers located at 415 South Pine Street, Walhalla, SC 29681 for the following ordinance:

STATE OF SOUTH CAROLINA
OCONEE COUNTY
Ordinance 2020-23

AN ORDINANCE GRANTING CERTAIN EASEMENT RIGHTS TO THE CITY OF SENECA AT THE SENECA RAIL PARK FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING PIPELINES, MANHOLES, AND RELATED ITEMS WITH THE OBJECTIVE OF CONVEYING POTABLE WATER AND/OR SANITARY SEWAGE / INDUSTRIAL WASTE; AND OTHER MATTERS RELATED THERETO.

The City of Seneca is accepting grant applications for the use of Accommodation Tax monies. Approximately \$10,000 in funding is available. The deadline to apply is Wednesday, December 30, 2020, at 5:00 pm at the Seneca City Hall. These Funds are available for tourism, related projects, programs, events and promotions. Applicants must propose to use funds for the promotion of tourism in Seneca. Applications are available on the city's website: www.seneca.sc.us and at the Seneca City Hall located at 221 E N 1st Street, Seneca, SC 29678. For more information or an application, please contact City Hall at 884-885-2700.

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE:


BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 12/04/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.





Hal Welch
General Manager

Subscribed and sworn to before me this
12/04/2020



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030

Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
ksmith@oconeesc.com

John Elliott
Chairman
District I

Matthew Durham
District II

Paul A. Cain
Vice Chairman
District III

Julian Davis, III
Chairman Pro Tem
District IV

J. Glenn Hart
District V



The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be **only** on the third Tuesday of each of the three months;
- December meeting, which will be **only** the first Tuesday of the month.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 4, 2021.

FRIDAY, JANUARY 8, 2021

Public Notice

The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be only on the third Tuesday of each of the three months;
- December meeting, which will be only the first Tuesday of the month.

All Council meetings, unless other-

wise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 4, 2021.

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

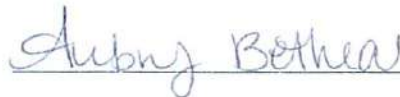
IN RE:

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/08/2021 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
01/08/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030





Public Comment
SIGN IN SHEET
6:00 PM

January 19, 2021

The Public Comment Sessions at this meeting is limited to a total of 40 minutes, 4 minutes per person. Please be advised that citizens not utilizing their full four [4] minutes may not "donate" their remaining time to another speaker.

PLEASE PRINT

	FULL NAME	PURPOSE OF COMMENT
1	KENNETH TERRY JACKSON, JR	TRAFFIC CONCERNS WHITFIELD RD. - DEVELOPMENT
2	MIKE SMITH	Greenway
3	Peter Barnh	Mud runoff in Keowee Subdivision
4	Martha Steele	Mudrunoff & lake corridors
5		
6		
7		
8		
9		
10		
11	Received via email to Clerk to Council:	
12		
13	Robert Royer	
14	David Bennett	
15	Harold & Anne Blanchette	
16	Rob Aulebach	
17	Hayes Cross	
18	Ralph & Sarah Mosca	
19	William & Lenore Malin	
20	Kirk & Sara Hale	
21	Kevin Minton	
22	Virginia Strong-Tidman	
23	Bill Rickeston / Ron Naradonvski	
24		
25		

Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.



PUBLIC HEARING SIGN IN SHEET OCONEE COUNTY COUNCIL MEETING DATE: January 19, 2021 6:00 p.m.

Ordinance 2020-23 "AN ORDINANCE GRANTING CERTAIN EASEMENT RIGHTS TO THE CITY OF SENECA AT THE SENECA RAIL PARK FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING PIPELINES, MANHOLES, AND RELATED ITEMS FOR THE PURPOSE OF CONVEYING POTABLE WATER, OR SANITARY SEWAGE / INDUSTRIAL WASTE; AND OTHER MATTERS RELATED THERETO."

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

Everyone speaking before Council will be required to do so in a civil manner.

Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

Public comment during a public hearing is not limited to four minutes per person.

Sign up sheets will be available thirty minutes prior to the hearing for those interested in addressing Council.

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

Please submit written comments to the Clerk to Council, 415 South Pine Street, Walhalla, South Carolina, 29691.

Please PRINT your name

1.	ELLEN JACKSON	Did not speak during public hearing
2.	Alicia Walker	
3.	Jeff Ridgeway	
4.		
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Oconee County, South Carolina



General Fund Monthly Council Report

General Fund Monthly Council Report

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 12/31/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
General Fund Revenue												
080 Encumbrance Roll from FY 2019												
080 Local Revenue	45,678,026.00	48,102,470.00	48,102,470.00	3,265,919.05	17,055,303.85			20,321,222.90	-	27,781,247.10	58%	Main Collection Months Nov - Feb
081 State Revenue	3,863,908.00	3,863,908.00	3,863,908.00	104,503.36	769,676.10			874,179.46	-	2,989,728.54	77%	
082 Federal Revenue	69,500.00	69,500.00	69,500.00	33.00	170,464.56			170,497.56	-	(100,997.56)	-145%	
090 Other Financing Sources	378,043.00	378,043.00	378,043.00	-	31,798.86			31,798.86	-	346,244.14	92%	
Total General Fund Revenue	49,989,477.00	52,413,921.00	52,413,921.00	3,370,455.41	18,027,243.37	-	-	21,397,698.78	-	31,016,222.22		
General Fund Expenditures												
101 Sheriff	8,908,806.00	9,166,806.00	9,166,806.00	2,044,329.88	2,405,049.89			4,449,379.77	63,856.83	4,653,569.40	51%	
103 Coroner	258,302.00	267,052.00	267,052.00	54,520.80	64,143.92			118,664.72	709.36	147,677.92	55%	
104 Communications	1,581,694.00	1,630,629.00	1,630,629.00	358,010.71	437,205.18			795,215.89	6,011.74	829,401.37	51%	
106 Law Enforcement Center	4,025,939.00	4,293,784.00	4,293,784.00	948,818.28	1,070,699.46			2,019,517.74	359,825.59	1,914,440.67	45%	Yearly Encumbrance
107 Ems & Fire Services	4,441,956.00	5,391,956.00	7,443,123.48	625,028.50	2,063,697.38			2,688,725.88	2,755,479.66	1,998,917.94	27%	Fire Trucks Encumbrance
110 Animal Control	640,407.00	640,407.00	640,407.00	133,066.47	163,076.84			296,143.31	7,697.79	336,565.90	53%	
202 Parks, Recreation, & Tour	756,728.00	756,728.00	756,728.00	225,961.81	66,638.80			292,600.61	1,500.16	462,627.23	61%	
203 High Falls Park	441,620.00	436,620.00	543,139.39	117,576.98	104,753.18			222,330.16	851.41	319,957.82	59%	Cap Building Encumbrance
204 South Cove Park	469,475.00	489,475.00	489,475.00	121,547.01	117,035.45			238,582.46	-	250,892.54	51%	
205 Chau Ram Park	360,875.00	360,875.00	381,875.00	107,443.83	100,626.03			208,069.86	1,628.14	172,177.00	45%	
206 Library	1,426,820.00	1,426,820.00	1,426,820.00	361,218.18	327,997.98			689,216.16	7,796.67	729,807.17	51%	
301 Assessor	1,040,306.00	1,061,306.00	1,061,306.00	228,830.81	217,945.40			446,776.21	25,998.81	588,530.98	55%	
302 Auditor	554,485.00	571,485.00	571,485.00	107,493.47	146,922.46			254,415.93	41,987.80	275,081.27	48%	Yearly Software Encumbrance
303 Brd Of Assessment Appeals	12,001.00	12,001.00	12,001.00	823.06	452.47			1,275.53	-	10,725.47	89%	
305 Tax Collector	445,660.00	449,560.00	475,560.00	90,011.05	141,977.04			231,988.09	104,558.38	139,013.53	29%	Yearly Tax Sale Encumbrance
306 Treasurer	573,822.00	579,822.00	589,126.00	149,448.70	133,857.03			283,305.73	58,876.61	248,943.66	42%	Yearly Software Encumbrance
402 Dept Of Social Services	21,200.00	13,200.00	13,200.00	2,755.24	2,724.11			5,479.35	-	7,720.65	58%	
403 Health Department	41,634.00	33,634.00	33,634.00	3,075.58	4,337.24			7,412.82	-	26,221.18	78%	
404 Veterans' Affairs	197,448.00	199,698.00	199,698.00	44,044.33	43,383.80			87,428.13	1,538.30	110,731.57	55%	
501 Clerk Of Court	706,363.00	706,363.00	706,363.00	153,872.59	178,416.17			332,288.76	7,934.53	366,139.71	52%	
502 Probate Court	357,171.00	357,171.00	357,171.00	79,006.99	85,501.05			164,508.04	2,781.18	189,881.78	53%	
504 Solicitor	943,375.00	943,375.00	943,375.00	208,958.88	189,675.34			398,634.22	-	544,740.78	58%	
509 Magistrate	849,591.00	849,591.00	867,707.35	213,813.41	240,123.43			453,936.84	7,782.38	405,988.13	47%	
510 Public Defender	240,000.00	240,000.00	240,000.00	120,000.00	-			120,000.00	-	120,000.00	50%	Paid in 2 quarters
601 Road Department	2,836,830.00	2,839,330.00	2,841,466.16	590,590.90	637,954.93			1,218,545.83	8,903.32	1,614,017.01	57%	
702 Building Codes	664,419.00	664,419.00	664,419.00	147,965.10	138,029.24			285,994.34	3,418.91	375,005.75	56%	
704 County Council	308,055.00	308,055.00	308,055.00	66,174.50	96,518.15			162,692.65	17,999.89	127,362.46	41%	Yearly Encumbrances for Audit
705 Direct Aid	762,900.00	762,900.00	785,250.00	155,988.00	174,826.00			330,814.00	14,900.00	439,536.00	56%	
706 Delegation	93,885.00	93,885.00	93,885.00	21,162.42	23,067.35			44,229.77	327.94	49,327.29	53%	
707 Economic Development	729,741.00	671,094.00	671,094.00	183,959.17	144,723.27			328,682.44	3,388.10	339,023.46	51%	
708 Finance Department	670,929.00	670,929.00	670,929.00	167,577.33	168,037.68			335,615.01	2,691.28	332,622.71	50%	
709 Non-Departmental	3,393,643.00	3,393,643.00	3,442,643.00	217,729.65	1,823,925.20			2,041,654.85	373,823.59	1,027,164.56	30%	
710 Human Resources	326,404.00	326,404.00	326,404.00	75,005.77	79,561.78			154,567.55	2,482.68	169,353.77	52%	
711 Information Technology	895,927.00	945,927.00	945,927.00	198,087.22	194,909.81			392,997.03	38,611.94	514,318.03	54%	
712 Planning Department	275,472.00	275,472.00	275,472.00	49,374.67	62,767.38			112,142.05	693.15	162,636.80	59%	
713 Procurement	153,472.00	153,472.00	163,472.00	43,188.37	41,016.08			84,204.45	947.12	78,320.43	48%	
714 Facilities Maintenance	1,390,576.00	1,390,576.00	1,650,576.00	343,866.23	393,328.09			737,194.32	114,801.96	798,579.72	48%	
715 Registration & Elections	249,682.00	254,682.00	254,682.00	72,795.68	127,722.11			200,517.79	420.01	53,744.20	21%	
716 Soil & Water Conservation	80,171.00	81,471.00	83,871.00	14,104.82	15,662.99			29,767.81	5,440.00	48,663.19	58%	
717 Administrator's Office	711,573.00	1,296,749.00	1,275,219.84	75,103.74	110,076.55			185,180.29	77,207.47	1,012,832.08	79%	
718 Solid Waste Department	4,177,264.00	4,322,264.00	4,440,856.58	987,607.54	1,288,701.78			2,276,309.32	722,299.90	1,442,247.36	32%	Yearly Tipping Fee Encumbrance
720 Airport	1,221,707.00	1,300,642.00	1,300,642.00	296,503.79	328,352.05			624,855.84	441,744.40	234,041.76	18%	Yearly Fuel Encumbrance
721 Vehicle Maintenance	924,797.00	924,797.00	924,797.00	202,153.14	223,230.06			425,383.20	6,047.03	493,366.77	53%	

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 12/31/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
735 Register Of Deeds	317,069.00	319,069.00	319,069.00	66,713.09	77,501.48			144,214.57	31,002.81	143,851.62	45%	Yearly Software Encumbrance
741 County Attorney	369,283.00	399,783.00	399,783.00	65,414.29	74,011.42			139,425.71	-	260,357.29	65%	
095 Other Financing Uses	140,000.00	140,000.00	140,000.00	-				-	-	140,000.00	100%	
Encumbrance Reserve add to Dept			(2,675,056.80)	-				-	-	(2,675,056.80)	1	
Total General Fund Expenditures	49,989,477.00	52,413,921.00	52,413,921.00	10,530,721.98	14,530,163.05	-	-	25,060,885.03	5,321,966.84	22,031,069.13	42%	

Rock Quarry Fund Monthly Council Report

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenue												
080 Encumbrance Roll from FY 2020								-	-	-		
080 Local Revenue	6,760,000.00	6,760,000.00	6,760,000.00	1,500,400.83	1,413,672.29	-	-	2,914,073.12	-	3,845,926.88	57%	
Total Revenue	6,760,000.00	6,760,000.00	6,760,000.00	1,500,400.83	1,413,672.29	-	-	2,914,073.12	-	3,845,926.88	57%	
Expenditure												
719 Rock Quarry	5,047,248.00	5,047,248.00	5,564,585.11	723,068.10	1,129,168.83	-	-	1,852,236.93	644,002.74	3,068,345.44	55%	
Lease Payment	702,452.00	702,452.00	702,452.00	-	-	-	-	-	-	702,452.00	100%	Payment due in May
095 Other Financing Uses	750,000.00	750,000.00	750,000.00	-	-	-	-	-	-	750,000.00	100%	Transfers posted in June
Change in Net Assets (FB)	260,300.00	260,300.00	260,300.00									
Encumbrance Roll Over			(517,337.11)							(517,337.11)	100%	
Total Expenditure	6,760,000.00	6,760,000.00	6,760,000.00	723,068.10	1,129,168.83	-	-	1,852,236.93	644,002.74	4,003,460.33		

Emergency Services Special Revenue Fund

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
080 Encumbrance Roll from FY 2019												
080 Local Revenue	1,512,000.00	1,512,000.00	1,512,000.00	43,452.90	561,999.00	-	-	605,451.90		906,548.10	60%	Main Collection Months Nov - Feb
Total Revenue	1,512,000.00	1,512,000.00	1,512,000.00	43,452.90	561,999.00	-	-	605,451.90	-	906,548.10	0.60	
Expenditure												
020 Emergency Services Fund	1,447,000.00	1,447,000.00	1,447,000.00	24,298.65	543,662.82	-	-	567,961.47	-	879,038.53	61%	Basic Station Expenditures are paid out quarterly
Budgeted Change in FB	65,000.00	65,000.00	65,000.00									
Total Expenditures	1,512,000.00	1,512,000.00	1,447,000.00	24,298.65	543,662.82	-	-	567,961.47	-	879,038.53	61%	

Sheriff Victims' Services Special Revenue Fund

	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Assessments	30,000.00	30,000.00	30,000.00	8,122.52	5,406.84			13,529.36	-	16,470.64	55%	
Surcharges	24,000.00	24,000.00	24,000.00	6,725.34	3,857.30			10,582.64		13,417.36	56%	
General Fund Transfer	72,000.00	72,000.00	72,000.00	-				-		72,000.00	100%	Transfers posted in June
Total Revenue	126,000.00	126,000.00	126,000.00	14,847.86	9,264.14	-	-	24,112.00	-	101,888.00		
Expenditure												
Victims Services Salaries (2)	123,336.00	123,336.00	123,336.00	28,972.36	31,475.12			60,447.48	-	62,888.52	51%	
Total Expenditures	123,336.00	123,336.00	123,336.00	28,972.36	31,475.12	-	-	60,447.48	-	62,888.52		

Solicitor Victims' Services Special Revenue Fund

	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Assessments	3,000.00	3,000.00	3,000.00	796.71	253.07			1,049.78	-	1,950.22	65%	
Surcharges	20,000.00	20,000.00	20,000.00	4,011.95	2,155.03			6,166.98		13,833.02	69%	
General Fund Transfer	52,000.00	52,000.00	52,000.00	-				-		52,000.00	100%	Transfers posted in June
Total Revenue	75,000.00	75,000.00	75,000.00	4,808.66	2,408.10	-	-	7,216.76	-	67,783.24		
Expenditure												
Victims Services Salaries (2)	74,319.00	74,319.00	74,319.00	16,682.41				16,682.41	-	57,636.59	78%	
Total Expenditures	74,319.00	74,319.00	74,319.00	16,682.41	-	-	-	16,682.41	-	57,636.59		

911 Communications Special Revenue Fund

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Encumbrance Reserve								(369,836.14)				
AT&T Surcharge	160,000.00	160,000.00	160,000.00	-	27,065.12			27,065.12	-	132,934.88	83%	Revenue posted Quarterly
Competitive Local Exchange Carrier	60,000.00	60,000.00	60,000.00	-	13,058.41			13,058.41	-	46,941.59	78%	Revenue posted Quarterly
State Wireless	70,000.00	70,000.00	70,000.00	-	35,767.06			35,767.06	-	34,232.94	49%	Revenue posted Quarterly
Budget and Control Board	200,000.00	200,000.00	200,000.00	-	-			-	-	200,000.00	100%	Revenue posted Quarterly
Use of Fund Balance	494,000.00	494,000.00	494,000.00	-	-			-	-	494,000.00	100%	
Total Revenue	984,000.00	984,000.00	984,000.00	-	75,890.59	-	-	75,890.59	-	908,109.41	92%	
Expenditure												
225 Communications 911 Funds	984,000.00	984,000.00	1,353,836.14	158,793.21	278,149.03			436,942.24	35,700.00	881,193.90	90%	
Encumbrance			(369,836.14)									
Total Expenditures	984,000.00	984,000.00	984,000.00	158,793.21	278,149.03	-	-	436,942.24	35,700.00	881,193.90		

Tri-County Technical College Special Revenue Fund

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Tax Collections	1,700,000.00	1,700,000.00	1,700,000.00	52,392.40	660,318.57	-	-	712,710.97	-	987,289.03	58%	Main Collection Months Nov - Feb
Total Revenue	1,700,000.00	1,700,000.00	1,700,000.00	52,392.40	660,318.57	-	-	712,710.97	-	987,289.03		
Expenditure												
TCTC Payments	1,604,000.00	1,604,000.00	1,604,000.00	80,131.65	257,792.14	-	-	337,923.79	-	1,266,076.21	79%	
Change in Fund Balance			96,000.00									
Total Expenditures	1,604,000.00	1,604,000.00	1,700,000.00	80,131.65	257,792.14	-	-	337,923.79	-	1,266,076.21		

Road Maintenance Tax Special Revenue Fund

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Encumbrance Reserve			1,282,569.13									
Tax Collections	1,171,920.00	1,171,920.00	1,171,920.00	36,197.72	461,785.98			497,983.70	-	673,936.30	58%	Main Collection Months Nov - Feb
National Forestry Title I	220,000.00	220,000.00	220,000.00	-	-			-	-	220,000.00		
Other Finance Source												
Change in Fund Balance Increase(Decrease)	1,128,080.00	1,128,080.00	1,128,080.00	-	-			-	-	1,128,080.00		
Total Revenue	2,520,000.00	2,520,000.00	3,802,569.13	36,197.72	461,785.98	-	-	497,983.70	-	893,936.30		
Expenditures												
Expenditures	2,520,000.00	2,520,000.00	2,520,000.00	249,327.22	400,243.79			649,571.01	57,304.93	1,813,124.06	72%	Road Paving Encumbrance
Encumbrance Reserve			1,282,569.13									
Total Expenditures	2,520,000.00	2,520,000.00	3,802,569.13	249,327.22	400,243.79	-	-	649,571.01	57,304.93	1,813,124.06	72%	

Economic Development Capital Projects Fund

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Encumbrance Reserve								245,358.50				
Tax Collections	1,327,873.00	1,327,873.00	1,327,873.00	41,108.37	460,373.14			501,481.51	-	826,391.49	62%	Main Collection Months Nov - Feb
FILOT	500,000.00	500,000.00	500,000.00	(170,181.33)	-			(170,181.33)		670,181.33	134%	Prior Year Refund (CASTO)
Total Revenue	1,827,873.00	1,827,873.00	1,827,873.00	(129,072.96)	460,373.14	-	-	331,300.18	-	1,496,572.82		
Expenditures												
Encumbrance Reserve	1,827,873.00	1,827,873.00	2,073,231.50	392,651.12	907,349.15			1,300,000.27	147,791.65	380,081.08	21%	Large Encumbrance
			(245,358.50)									
Total Expenditures	1,827,873.00	1,827,873.00	1,827,873.00	392,651.12	907,349.15	-	-	1,300,000.27	147,791.65	380,081.08		

Bridge and Culvert Capital Projects Fund

Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Encumbrance Reserve								43,561.03				
Tax Collections	550,000.00	550,000.00	550,000.00	17,211.41	219,867.80			237,079.21	-	312,920.79	57%	Main Collection Months Nov - Feb
Use of Fund Balance	600,000.00	600,000.00	600,000.00	-	-			-		-		
Total Revenue	1,150,000.00	1,150,000.00	1,150,000.00	17,211.41	219,867.80	-	-	237,079.21	-	312,920.79		
Expenditures												
Encumbrance Reserve	1,150,000.00	1,150,000.00	1,193,561.03	23,964.91	17,470.97			41,435.88	58,971.14	1,049,592.98	91%	
			(43,561.03)									
Total Expenditures	1,150,000.00	1,150,000.00	1,150,000.00	23,964.91	17,470.97	-	-	41,435.88	58,971.14	1,049,592.98		

Capital Equipment & Vehicle Capital Projects Fund

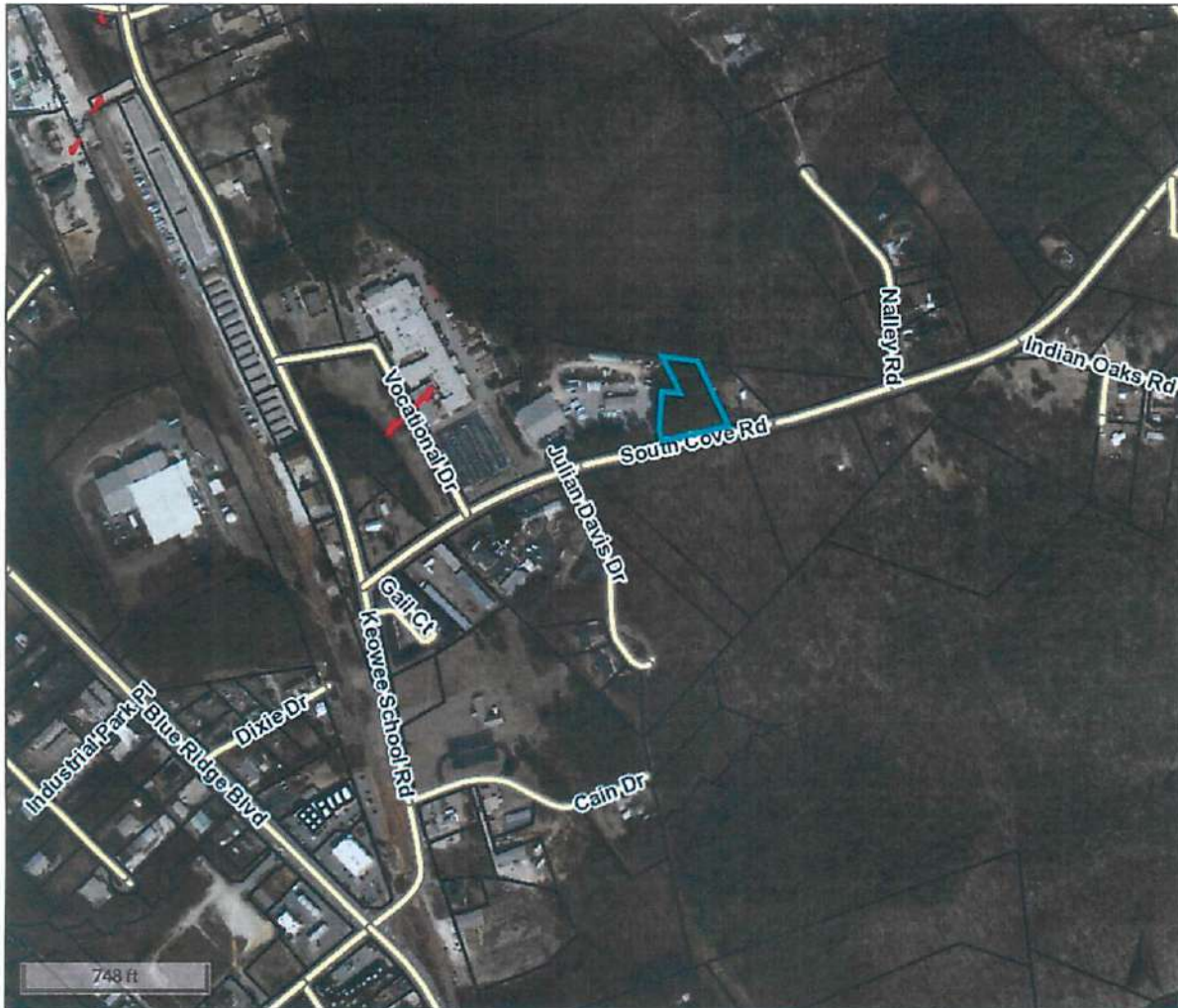
Budget Figures will show amended budgets due to transfers and Encumbrances	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Encumbrance Reserve			339,073.57									
Tax Collections	1,096,728.00	1,096,728.00	1,096,728.00	33,509.58	438,773.39			472,282.97	-	624,445.03	57%	Main Collection Months Nov - Feb
Insurance Proceeds	50,000.00	50,000.00	50,000.00	41,810.50	11,243.59			53,054.09		(3,054.09)	-6%	
Sale of Capital Assets	50,000.00	50,000.00	50,000.00	-	29,360.09			29,360.09		20,639.91	41%	
Total Revenue	1,196,728.00	1,196,728.00	1,535,801.57	75,320.08	479,377.07	-	-	554,697.15	-	642,030.85		
Expenditures												
Sheriff	1,196,728.00	1,196,728.00	400,000.00	-	-			-	290,126.78	109,873.22		
Animal Control			30,000.00	-	-			-	28,803.00	1,197.00		
High Falls Park			13,000.00	-	-			-	-	13,000.00		
Chau Ram Park			20,000.00	-	-			-	-	20,000.00		
Assessor			60,000.00	-	-			-	-	60,000.00		
Road Dept			632,801.57	172,782.00	99,748.61			272,530.61	174,337.37	185,933.59		
Administrator			60,000.00	-	-			-	60,448.00	(448.00)		
Solid Waste			320,000.00	-	-			-	313,700.23	6,299.77		
Encumbrance Reserve			(339,073.57)									
Total Expenditures	1,196,728.00	1,196,728.00	1,196,728.00	172,782.00	99,748.61	-	-	272,530.61	867,415.38	395,855.58	33%	

Debt Service Fund

	Original Budget	Budget (Amended as of 09/17/2020)	Budget (Amended as of 09/30/2020)	1st Quarter July 2020 to Sept 2020	2nd Quarter Oct 2020 to Dec 2020	3rd Quarter Jan 2021 to March 2021	4th Quarter April 2021 to June 2021	Year To Date	Encumbrance	Remaining	Remaining Percent (50%)	Notes
Revenues												
Tax Collections	1,636,839.00	1,636,839.00	1,636,839.00	61,444.64	947,195.90	-	-	1,008,640.54	-	628,198.46	38%	Oct 19 and April 20 Payments
Total Revenue	1,636,839.00	1,636,839.00	1,636,839.00	61,444.64	947,195.90	-	-	1,008,640.54	-	628,198.46		High Point has not been allocated
Expenditures												
2016B County GO Bond	398,352.00	398,352.00	398,352.00	19,176.00	-	-	-	19,176.00	-	379,176.00	95%	Oct 19 and April 20 Payments
2014 SSRB Refunding Bond	322,066.00	322,066.00	322,066.00	-	-	-	-	-	-	322,066.00	100%	Oct 19 and April 20 Payments
2017 GO Ref Bond Keowee Key	107,254.00	107,254.00	107,254.00	-	-	-	-	-	-	107,254.00	100%	Oct 19 and April 20 Payments
2019 GO Bond Kewee Key Fire	58,378.00	58,378.00	58,378.00	-	-	-	-	-	-	58,378.00	100%	Oct 19 and April 20 Payments
2013 GO Bond Echo Hills	221,530.00	221,530.00	221,530.00	25,465.00	-	-	-	25,465.00	-	196,065.00	89%	Oct 19 and April 20 Payments
2011 GO Bond Det Center	136,108.00	136,108.00	136,108.00	40,292.77	-	-	-	40,292.77	-	95,815.23	70%	Oct 19 and April 20 Payments
2020 GO Refunding Bond	-	-	-	-	32,117.77	-	-	32,117.77	-	-		
Total Expenditures	1,243,688.00	1,243,688.00	1,243,688.00	84,933.77	32,117.77	-	-	84,933.77	-	1,158,754.23		

Bountyland Substation Running Balance

012-107-50850-00860	Beginning Budget	\$500,000.00
	Remaining Budget	\$455,254.97
Purchase Orders		
Date	Description	Amount
12/10/2015	Architectural Consulting	\$1,600.00
12/14/2016	Initial Design	\$7,045.00
1/3/2017	Phase 1 ESA	\$2,577.32
3/17/2017	Architectural Consulting	\$17,300.00
4/10/2017	Civil Engineering (Closed PO)	\$5,395.00
8/24/2017	Sprinkler System - PO Canceled 5-14-19 Original Amount was \$8,650.00	\$0.00
11/2/2017	Building Materials - PO Canceled 5-14-19 Original Amount was \$24,156.35	\$0.00
11/2/2017	Concrete - PO Canceled 5-14-19 Original Amount was \$16,170.30	\$0.00
11/2/2017	Block - PO Canceled Original Amount was \$3,470.33	\$0.00
11/16/2017	Rebar (Quote \$4544.27 actual Invoiced and Paid \$ 4519.99	\$4,519.99
12/7/2017	Construction Testing PO was for \$6427.90 and we paid 839.35 and Closed the PO	\$839.85
	Total PO's	\$39,277.16
Miscellaneous Invoices		
Date	Description	Amount
1/26/2016	Survey	\$900.00
10/31/2016	Survey (Topo)	\$1,300.00
10/25/2017	Flagging tape	\$10.54
10/25/2017	Silt Fencing	\$888.28
10/31/2017	water tap	\$1,710.00
12/1/2017	Misc Electrical	\$30.85
12/6/2017	Staking Points and stake for excavation	\$560.00
		\$470.00
	Rock Usage March 2018	\$523.20
3/22/2019	Water Tap Refund	-\$1,710.00
6/30/2017		\$785.00
	Total Misc. Invoices	\$5,467.87



Overview



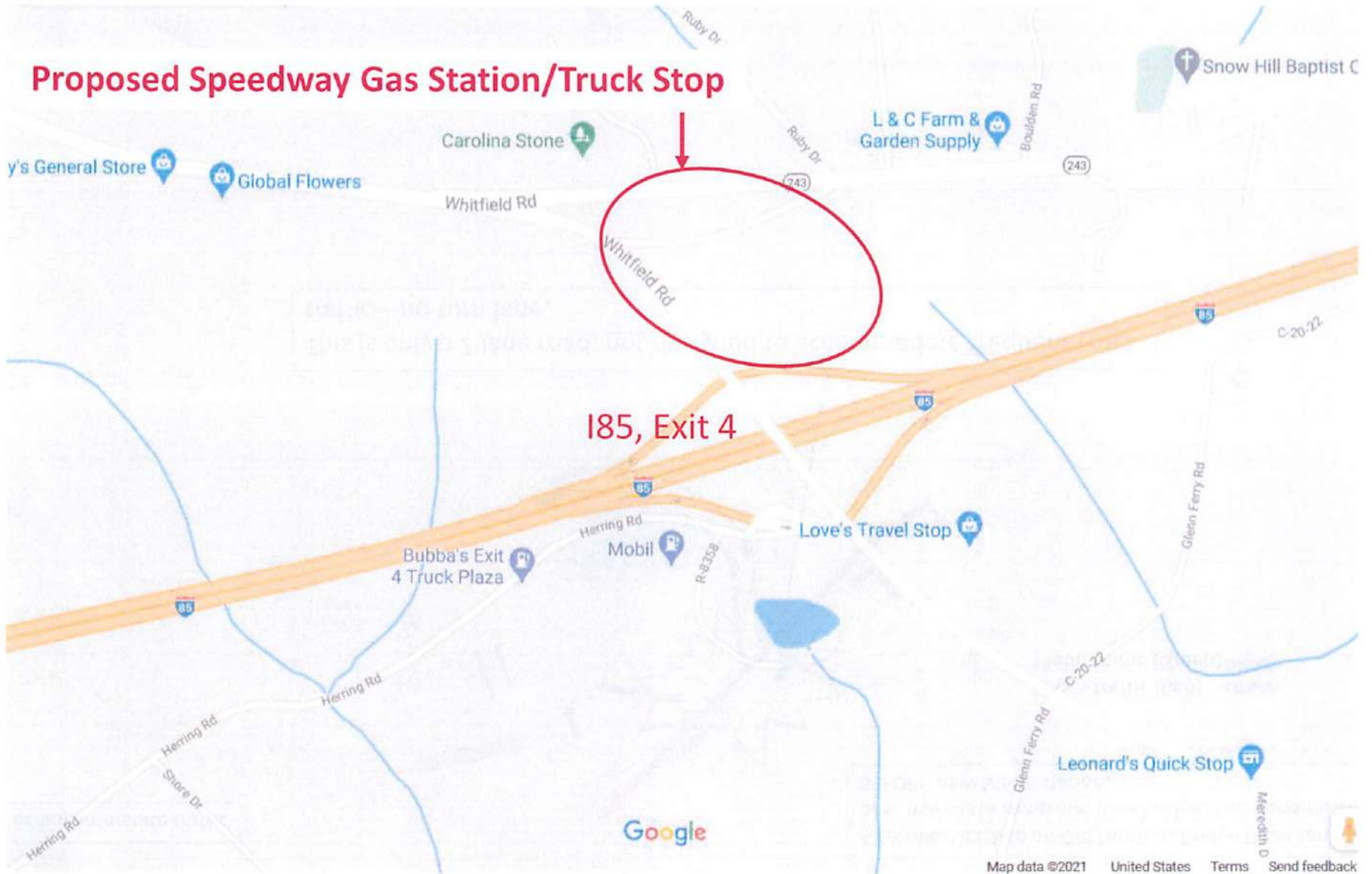
Legend

-  Parcels
-  Landhook
-  Roads

Parcel ID	208-00-01-113	Alternate ID	1073894	Owner Address	OCONEE COUNTY 415 S PINEST WALHALLA, SC 29691	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Unclassified			Date	Price	Reason	Qual
Property Address	129 SOUTH COVERD SENECA	Class	Exempt			2/14/2017	\$10	Sale Does Not Match Appr.Re	U
District	007	Acreage	1.39			n/a	0	n/a	n/a
Brief	(1.39 AC) BOUNTYLAND FIRE DEPT.								
Tax Description	MapPlatB B578 MapPlatP 7 <i>(Note: Not to be used on legal documents)</i>								

Date created: 1/19/2021
Last Data Uploaded: 1/18/2021 9:31:22 PM

Proposed Speedway Gas Station/Truck Stop





I85, Exit 4



Exiting interstate traffic

Afternoon backup on Old Dobbins Bridge Road can back onto interstate ramp and over bridge. This condition is BEFORE new Mobil station.

Love's traffic (Red) 
Mobil traffic (Green) 

This is only a 2 lane road; not designed to accommodate frequent truck traffic---no turn lane.

THIS is where the approved new entry/exit point is to the new Mobil Station.

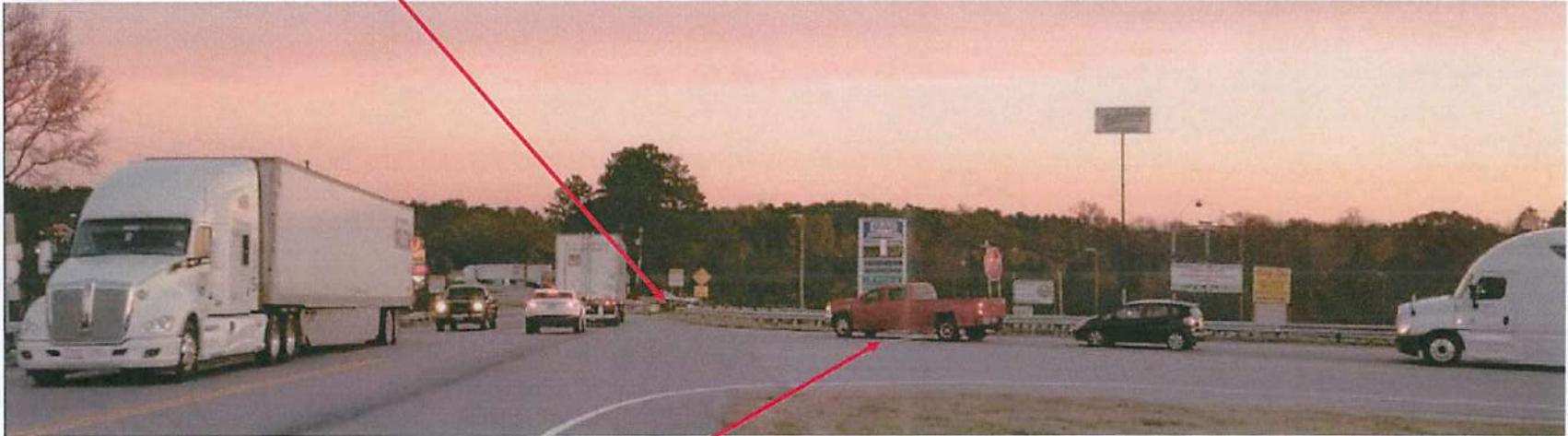


'Typical' evening backup traffic.

Note traffic trying to enter the clogged Love's parking lot.

Also note that traffic is backed up all the way to the I85N exit ramp.

THIS is where the approved new entry/exit point is to the new Mobil Station.



Traffic is backed up onto the I85N exit ramp.



Jan '21----'Repaired' since most recent incident. Has been like this approx. 1 month. At least 2 of these the past year.



This is the backed up I85N exit ramp because of backup of traffic on Old Dobbins Bridge Road trying to get into Love's parking lot. Note that the new Mobil station is essentially empty. So it can and will get worse.

It's not just the Speedway proposed development. One of these days....

CBRE SERVICES PROPERTIES RESEARCH & INSIGHT PEOPLE & OFFICES ABOUT CBRE


South Carolina Property Search

South Carolina Property Search

Oconee Manufacturing Park, Whitfield Road & Exit 4 @ I-85,
Fairplay, SC, 29643

FOR SALE
65 ac

SALE PRICE
Contact Broker for Pricing



SHARE

- Trey Pennington
Lic 68011
- Justin Hirsch
- Jeff Benedict
Lic 101762

DOWNLOAD PDF BROCHURE

CONTACT FOR DETAILS →

Feb '19:
Car hauler still has back of
his trailer blocking Old
Dobbins Bridge Road
opposing traffic lane. And
he'll be there for a while.



- 26 Feb 19, 6:30PM significant traffic issues also, not just lunch or ~5:00 rush hour.





A truck trying to get onto the road from the Mobil Station.....

The request:

- Awareness of the current condition. Nuisance and safety.
- How do we prevent further development at this intersection without sufficient road and interchange changes? Not objecting to development....it just needs to be proactively managed.
- How are impacted neighbors aware of what is going on?
- Who do we bring this attention?
- How can impacted neighbors have a voice in the reviews and decisions? We want to be proactive. What else can we do?
- How / when do we revisit this?

I have sent notes to Reps. Hill and Sandifer as well as DOT.

The mud flowing down the hill from the storage facility site through the culvert under 130 and flowing through drainage easement between lots and 116 and 117 in Keowee 3 is major. The muddy water overflowed the drainage easement flooding the yard of lot #116, Mr. Schile's property and depositing major amounts of mud into the inlet.

KSA contacted DHEC who responded quickly. They visited the site twice in January. Ms. Nichole Veasey was helpful in clarifying for us the extent of DHEC's oversight. In a second visit she brought a DHEC engineer with her who educated KSA on the requirements for storm water management. We learned further that DHEC has very limited enforcement capability for violations of storm water issues. To KSA's knowledge there is no storm water management plan for Oconee county. KSA asked Ms. Veasey was there another SC County's storm water plan she could recommend. She responded that a good model to use as a template is the Anderson County plan which she confirms she has mailed to Mr. Adam Chapman. KSA requests Council to please initiate work with the Planning Department to start drafting a strong Stormwater Management Ordinance. Members of the KSA Board are ready to volunteer to assist, we have real examples along with pictures of the kind of runoff problems that can and are happening.

The lighting issue is also of concern to residents of KSA and Waterford Point Subdivisions. The storage facility is to be brightly lit at night on the highest hill in this part of the county. Further, a monument sign on Hwy 130 would be directly across the road from homes in Keowee 2 and 3. KSA wishes to recommend to the Council and Planning Department to also draft a "light pollution" ordinance, using the storage facility development as reason for it. Since the whole area from old Clemson Hwy to Duke Energy's Nuclear Power Plant is a Federal Opportunity Zone, there will likely be other development that might be pursued along SC 130....so the sooner storm water management and light pollution can be addressed the better.

The residents of KSA along with the other developments bordering Lake Keowee hope that the Oconee Council and the Planning Department will carefully consider further development along the Hwy 130+ corridor with respect to the impact unchecked development will have on this beautiful stretch of roadway and the impact on property values of the equally beautiful subdivisions bordering the lake.

Keowee Subdivision Report to Oconee Council - January 19, 2021

When the Storage Facility proposal opposite Keowee Association (KSA) Subdivision was approved by Council, we were disappointed but in moving on our concerns shifted to (a) Waste water runoff; (b) Signage. Mr. Rietano requested a brightly lit monument sign at the corner of Stanton Rd and Hwy 130; (c) access to Hwy 130 with yet another cut being added to the nine (9) already in place in the one (1) mile section between Old Clemson Hwy and the Little River Dam;

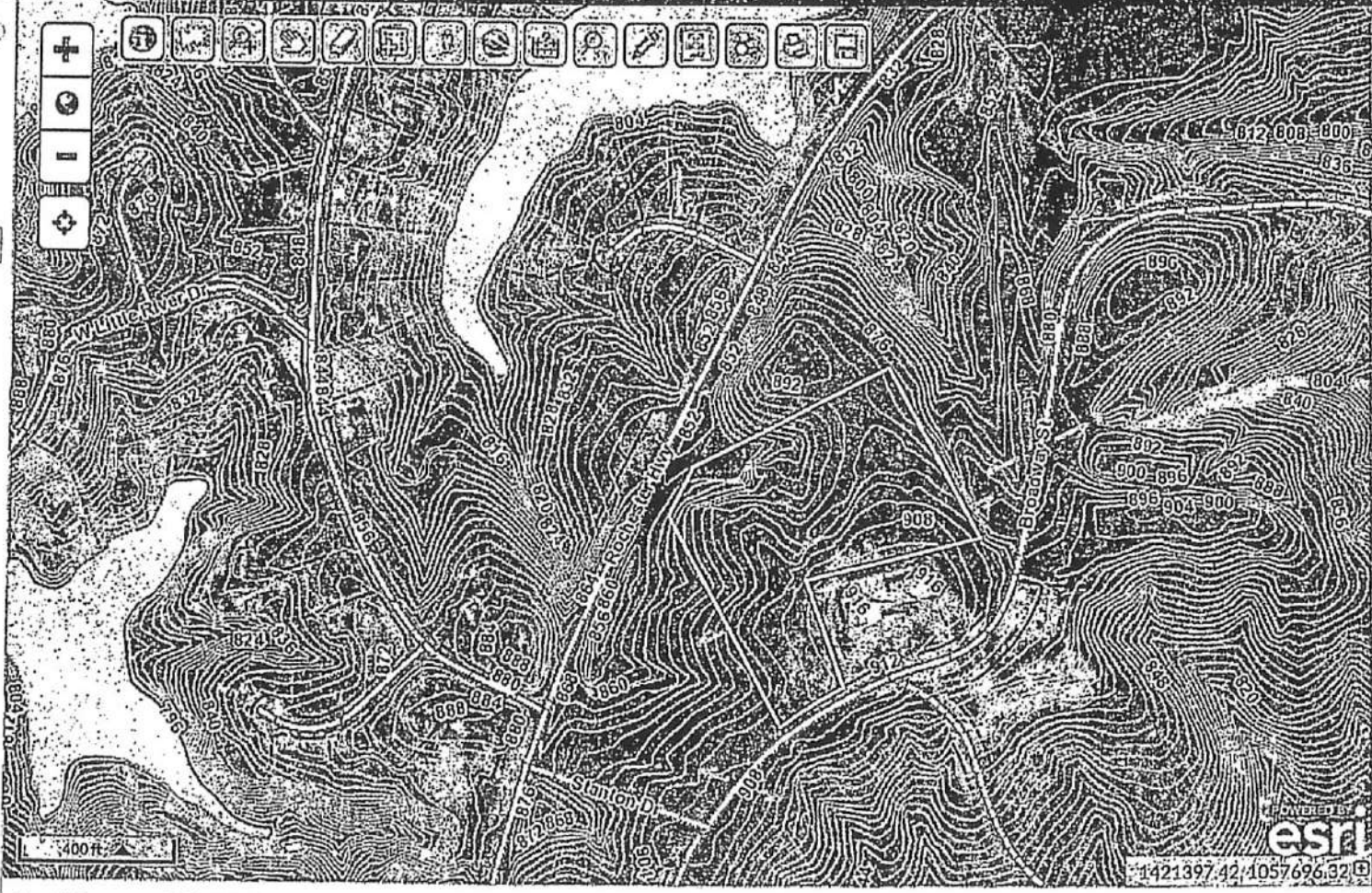
Let me address the run-off issue. The grade from the storage facility site is very steep rising 108 ft. above the lake level in only about 800ft horizontal distance to the Lake Overlay Boundary (see attached map). The height from the culvert under Hwy 130 to the construction site is ~40 ft. in ~ 100 ft. distance. (40 %grade). There have been several heavy rains in December and January. I include a picture from January 1, 2021 during a particularly heavy rain.



Mud runoff Jan1/2021 between lots 116 and 117 in in Keowee 3 in KSA.



- Layer List Legend
- Quick Links:
-  Property Search
 -  View Map
- Layers:
- Parcels
 - Parcel Numbers
 - Address Numbers
 - Yearly Sales
 - Landhook
 - Roads
 - USA Major Highways
 - Railroads
 - Municipalities
 - Topography
 - Lakes
 - Streams and Rivers
 - FEMA Flood Zones
 - County Outlines
 - 2015 Aerial Photos
 - 2011 Aerial Photos
- [Restore Layer Defaults](#)



Results:

Parcel ID - 210-00-01-040
 Alt Id - 26109
 Owner - TILLOTSON
 MILDRED S/L/E
 Acres - 7.66
 View: [Report](#) | [Google Maps opens in a new tab](#)

Parcel ID	210-00-01-040	Alternate ID	26109	Owner Address	TILLOTSON MILDRED S/L/E	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Unclassified Farm		717 PLOMA DR	Date	Price	Reason	Qual
Property Address		Acreage	7.66		SENECA, SC 29678	9/11/2013	\$1	Other Not Valid	U
						9/11/2013	0	Other Not Valid	U
District	003								
Brief Tax Description	OLD NEWRY SCHOOL								
	(Note: Not to be used on legal documents)								



Katie Smith

From: Robert ROYER <jbroyer@bellsouth.net>
Sent: Wednesday, January 13, 2021 9:04 AM
To: Council Clerk Info
Subject: support for Oconee County greenway

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I am writing to support Mike Smiths proposal to study a possible greenway system in Oconee County. Many county residents both bike and hike. Such a green way would support all of these healthy activities. In addition to supporting outdoor activities such a greenway would be good for the environment and possibly also be a tourist draw. I ask that the council give serious consideration to Mike's worthwhile proposal.

Robert Royer
Seneca, SC

Sent from [Mail](#) for Windows 10

Katie Smith

From: David B <bennettdm@gmail.com>
Sent: Tuesday, January 12, 2021 8:30 PM
To: Katie Smith
Subject: Greenway Comment

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Katie Smith;

Please read during the general comment session of the Jan 19 CC meeting.

"I strongly support a feasibility study for an Oconee County Greenway. A Greenway is a great way to connect our county communities, providing benefits to all age groups. This project would support economic development, increase property values, and attract and retain citizens. For example, a greenway near to highway 11 would traverse many communities and link several attractive parks.

Oconee County is uniquely positioned to benefit from a Greenway with our beautiful lakes, farmland, mountains and vibrant urban areas.

Respectfully,

David Bennett"

Harold and Anne Blanchette

550 Long Reach Drive

Salem, SC, 29676

803-445-4350

Ms. Katie White:

I would ask that you please read my letter into the record during the general comment session of the upcoming January 19th Oconee County Council meeting.

My wife and I moved to Salem from Columbia over 5 years ago. Our daughter attended Clemson University and that wonderful experience introduced us to Oconee County and all that it offers its residents.

We consider ourselves "active seniors" who enjoy nature and all forms of outdoor sports and activities. We also have a very active group of friends who are similarly inclined.

We have often discussed the need for a county greenway trail which would be similar to the Doodle Trail in Pickens or the Swamp Rabbit Trail in Traveler's Rest. I'm sure that local businesses would welcome the opportunity to provide goods and services to the many folks who would undoubtedly use a similar resource based in Oconee County.

We are avid cyclists who are forced to drive to Pickens or Traveler's Rest to use their trail, or bike on the back roads of Oconee County, which can be a bit scary and dangerous at times (i.e.: dogs and cars).

This idea would certainly enhance the County as a destination for active residents and others, and in turn would provide an avenue to support local businesses as we and our friends bike, hike, walk and enjoy a new trail system.

We strongly support this idea and hope you will as well.

Sincerely,

Hal and Anne Blanchette

January 12th, 2021

Dear County Commissioners,

I would like to encourage you to support a feasibility study for Greenways in Oconee County.

Having lived in several communities with Greenways and Trails I can attest to the many benefits they provide including;

- Creates Economic catalyst for attracting new residents and businesses.
- Improve Bicycle and Pedestrian connectivity transportation
- Enhances Walk ability and Connectivity of neighborhoods and businesses.
- Provides healthy and fun activity for citizens of all ages.
- Environmentally friendly and promotes Tourism.

Please consider a feasibility study as a small down payment on a very good investment for the citizens of Oconee County and the region. I have never heard of a Greenway not be successful. Thanks,

Respectfully,

Rob Aulebach

143 East Waterford Drive

Seneca, SC

Katie Smith

From: Hayes Cross <hayescross@att.net>
Sent: Tuesday, January 12, 2021 11:19 AM
To: Katie Smith
Subject: Greenways Comments

Importance: High

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mrs. Katie Smith, Clerk to the Oconee County Council,

I recently became aware that the County Council may be considering greenways in Oconee County. Please ask that this be read during the General Comments session at the next County Council meeting, Jan. 19. Thank you.

Oconee County Council members,

When my wife & I retired & moved to Oconee County almost 15 years ago, we were struck by the many charming communities in the area that were only accessible via roads. The roads were fairly dangerous, with speed limits upwards of 55 mph, little or no shoulder, & drivers frequently "in a hurry". We were also struck by the significant number of people who walked along the edges of these roads – close to traffic, often in dark clothing, & often at night. It seemed to us to be a perfect storm for the influx of retirees, many of whom are "seniors" with less than perfect eyesight. The thought of a greenway (or greenways) between Seneca & Clemson, Seneca & Walhalla, & even eventually connecting Salem & Fair Play would make perfect sense from a Public Safety standpoint.

Certainly there are lots of other benefits, including generating economic activity & tourism (ex. Traveler's Rest & the Swamp Rabbit Trail), increasing property values, recreational use, enhanced environment, etc., etc., but I need not go into all of these.

I would, however, strongly encourage the Council to at least initiate a feasibility study on the topic at its earliest opportunity.

Sincerely,

Hayes Cross, Property Owner & Full-Time Resident

Katie Smith

From: Ralph Mosca <ram0120@att.net>
Sent: Tuesday, January 12, 2021 9:04 AM
To: Katie Smith
Subject: Greenway comment/support

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Katie,

Please read during the general comment session of the Jan 19 CC meeting.

My wife and I have been residents of Oconee Co for over 10 years and feel it was one of our best decisions to move to this great area.

We are avid outdoor enthusiasts and have many friends in the area that also enjoy all this area has to offer.

One thing we wished we had in our county was a greenway trail similar to the Doodle trail in Easley/Pickens or the Swamp Rabbit.

One of our favorite outdoor activities is biking and I would much rather use a trail in our own county then drive to these other places.

We occasionally do bike on the back roads in Oconee, but we would love to have the safer option to bike on our own county greenway system .

This way we could enjoy and support our local businesses as we and our friends bike/hike/walk/ run/ skate... on the new trail

We strongly support this idea and hope you will as well.

Thanks

Ralph and Sarah Mosca

Katie Smith

From: Lenore Malin <lenorecmalin@aol.com>
Sent: Monday, January 11, 2021 4:06 PM
To: Katie Smith
Subject: comments on feasibility study for greenways in Oconee county

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Ms. Smith:

We are requesting that our comments about initiating a feasibility study for an Oconee County Greenway be read during the general comments section of the January 19 meeting of the Oconee County Council.

While Oconee County has many beautiful outdoor recreation areas and hiking trails, the only bike path that connects with any other local jurisdiction is the marked bike trail along Highway 11. While Rt. 11 is designated a scenic highway, the bike path could be improved to provide enhanced safety measures as well as improving aesthetics. The Doodle Trail connects Pickens and Easley, and the Swamp Rabbit Trail connects several townships. Both are important and major additions to our area, but those of us in Oconee who wish to access them must drive a considerable distance to a parking area near these trails in order to walk or bike. In Oconee County, there is not a greenway or even a designated bike route to connect the towns of Clemson, Seneca and Walhalla. I believe constructing a greenway to link our rural communities would not only be a beautiful feature but would enhance our existing trails, boost the economy of the connected towns, and increase tourism in Oconee County.

Respectfully submitted,

William Malin
Lenore Malin
Cell phone: 703-929-5576

Katie Smith

From: Kirk Hale <khaleccllc@gmail.com>
Sent: Monday, January 11, 2021 1:41 PM
To: Katie Smith
Cc: Mike Smith
Subject: Greenway Comments

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Katie,

I would appreciate this comment being read during the general comment session on Jan 19th.

My wife and I have been a resident of Oconee County for three years being drawn to this area by its friendly people, climate, natural outdoor beauty and numerous nature activities and adventures.

I believe it would be extremely beneficial to enhance what this area has to offer with a greenway system including a walk/run/bicycle pathway. Greenway systems connect people and communities, offer great health benefits for all ages, facilitate safe recreation areas especially for cycling and walking/running, and provide opportunities for small businesses to flourish. We have had the benefit of enjoying greenway systems that were created in Madison Wi, Memphis TN, Marshalltown, IA, and Keller, TX and believe a greenway system within Oconee county would be beneficial to the entire Oconee County community.

Thank you for your time and consideration.

Kirk and Sara Hale.

Katie Smith

From: Kevin Minton <kminton@bellsouth.net>
Sent: Monday, January 11, 2021 9:39 AM
To: Katie Smith
Subject: Greenway comment

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Please read during the general comment session of the 19 Jan 2021 County Council meeting:

I would encourage County Council to support a feasibility study for a Greenway in Oconee County. There can be benefits from this type of feature, as evidenced in Greenville County with their Swamp Rabbit Trail. Significant growth and development have occurred along the Swamp Rabbit. If you complete a study you will at least know options for location, costs, and potential benefits quantified. It's forward thinking.

Thank you for your consideration.

Kevin Minton

Katie Smith

From: Virginia Strong-Tidman <gstrongtidman@gmail.com>
Sent: Saturday, January 9, 2021 3:05 PM
To: Katie Smith
Subject: Greenway Comments To Be Read 1.19 Council Meeting

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Please read the following comments during the general comment session of the 1.19.2021 County Council meeting. Thank you for your assistance!

As a resident of Oconee County, I fully support consideration of an Oconee County Greenway feasibility study. I have seen the tremendous economic benefit that Greenville has experienced from the Swamp Rabbit Trail. All along the trail areas have seen resurgence and the addition of businesses. Areas that were blighted are seeing retail and residential development, attracting both new residents and visitors, including many younger consumers. It would be the perfect way to further showcase why Oconee County is an attractive place to live and work.

Virginia Strong-Tidman
gstrongtidman@gmail.com

Katie Smith

From: Bill Ricketson <bill.ricketson@ericsson.com>
Sent: Monday, January 11, 2021 9:24 AM
To: Katie Smith
Subject: Greenway Comment

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Kate, we are writing in support of conducting a greenway feasibility study. Please read during the general comment session on

We believe there would be many benefits to a Greenway in this area.

1. It would serve as way to connect communities in the area and benefit all age groups
2. It would open up new areas for development
3. As avid bike riders we see a greenway as a new opportunity to safely ride our bikes without fear of getting hit by a car.
4. A greenway in this area would become an attraction to showcase all the great reasons we live in Oconee County – Lake, Nature, People, Lifestyle.

We have seen the benefits that a greenway system offers, both in Charlotte and in Greenville. Now is the time to plan and consider what options we may have for a greenway system

Thank you,

Bill Ricketson
Ron Naradowski



Bill Ricketson
Sales Director New Business

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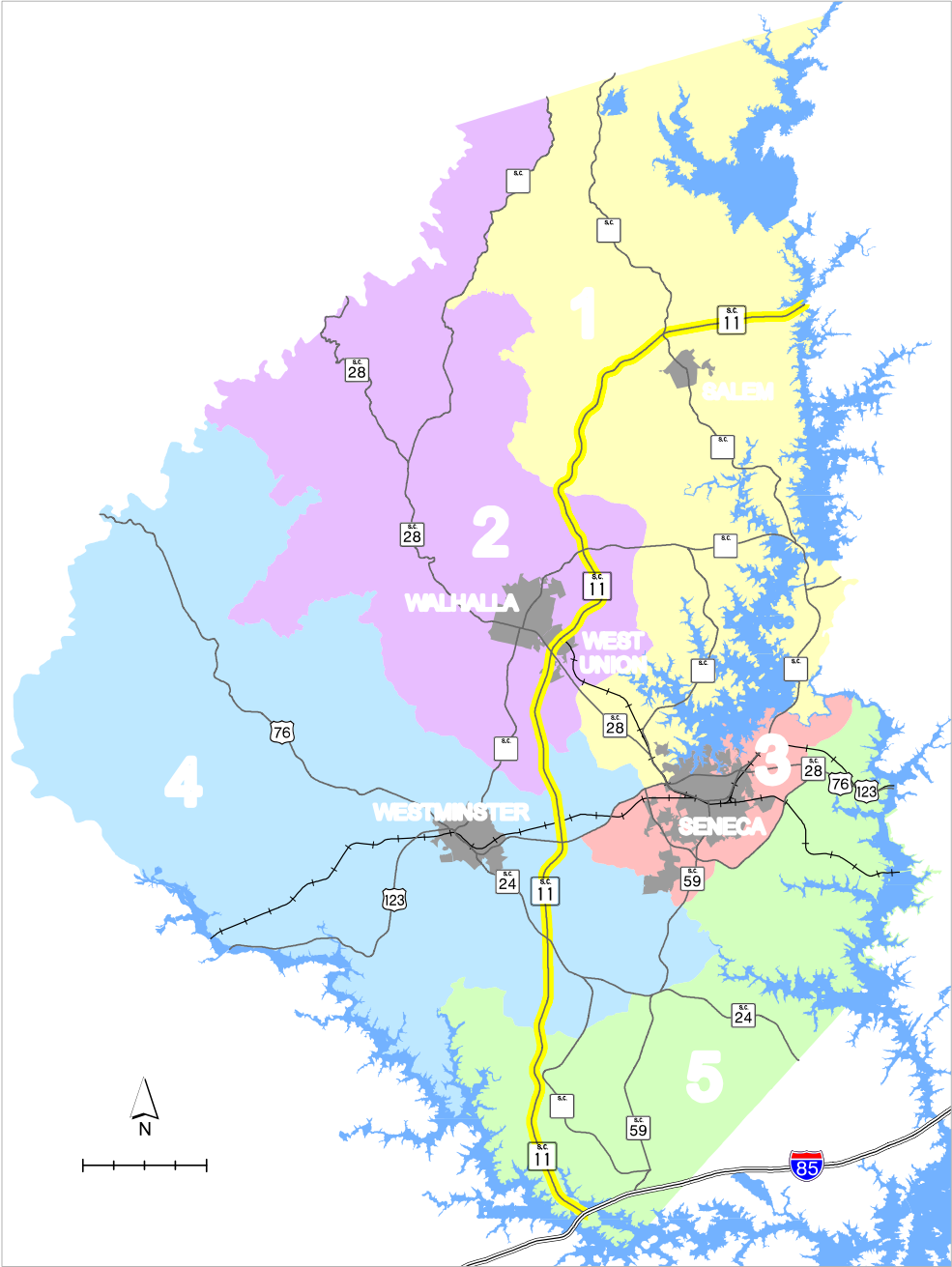


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1. Connecting communities. This benefits all generations at different stages of their life.
2. Safe means of travel for citizens that don't drive.
3. Increases property values in the greenway area.
4. Increased support of small businesses along the greenway and within communities.
5. Considered an amenity for residential and office park developers.

6. Safe for children's active lifestyle. No vehicular traffic.
7. Tourism attraction.
8. Year-round useable venue.
9. Health benefits in walking, running, biking or as family time.



SUGGESTED CONTRACT SPECS

1. LESSONS LEARNED WHEN OTHER GREENWAY SYSTEMS DEVELOPED
2. MANAGEMENT ISSUES
3. FUNDING SOURCES
4. GREENWAY MASTER PLAN FOR SC DOT AS REFERENCE